

Appendix



Glossary of Planning Words

The Comprehensive Plan contains words and interpretations as they are used in planning documents by government entities, including the City of Bainbridge, the State of Georgia, the Federal government, and other legal and institutional entities. The State DCA standards include specific definitions that provide the preferred definitions for the plan and for the city. Other terms may be added to ensure compatibility with State and Federal policies and procedures.

A	
Accessory Dwelling Unit (ADU)	An ADU provides a secondary, independent dwelling unit on a single-family lot.
Aquifer	Any stratum or zone of rock beneath the earth's surface capable of producing water from a well. (DNR)
Americans with Disabilities Act (ADA)	A US civil rights law that prohibits discrimination based on disabilities as the Civil Rights Act of 1964, which made discrimination based on race, religion, sex, national origin, and other characteristics illegal. ADA also requires covered employers to provide reasonable accommodations to employees with disabilities, and it imposes accessibility requirements on public accommodations. (Wiki)
B	
Buffer	A natural or enhanced vegetated area with no or limited minor land disturbances, such as trails and picnic areas. Specific buffer uses may be identified by the local government consistent with these criteria. (DNR)
C	
Capital Improvement Program (CIP)	A short-range plan, usually four to ten years, that identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing the plan. (Wiki)
Character Area	A specific geographical area or district that has unique or special characteristics to be preserved or enhanced; has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and development; or requires special attention due to unique development issues. (DCA)
Charrette	A collaborative process by which a group may draft a solution or solutions to a problem through dialogue between decision-makers and stakeholders. (Wiki)
Community	The local jurisdiction or joint jurisdictions that prepares a local plan. (DCA)
Community Development Block Grants (CDBG)	It is funded by the federal government. The grant provides the states with resources to strengthen neighborhoods, expand economic opportunities, and ensure decent housing, with a focus on serving low to moderate income populations. (DCA)

Community Development Financial Institutions (CDFI)	CDFI's are lender institutions with a mission to provide fair, responsible financing to rural, urban, and other communities that mainstream finance does not traditionally serve. These include community development banks, credit unions, loan funds, and venture capital funds. The CDFI Fund is part of the U.S Department of Treasury.
Community Home Investment Program (CHIP)	CHIP is a federally funded program in Georgia that grants funding to city and county governments, public housing authorities, and non-profits to provide safe and affordable housing.
Community Work Program (CWP)	Community Work Program, as defined in this comprehensive plan document.
Comprehensive Plan	A plan proposed or prepared pursuant to the minimum planning standards and procedures for preparation of comprehensive plans and for the implementation of comprehensive plans, established by the (Georgia) Department of Community Affairs in accordance with O.C.G.A 50-8-1 through 50-8-12. (DCA)
Core Elements	The Community Goals, Needs and Opportunities, Broadband Element, and Community Work Program are the primary elements that must be included, at a minimum, in each community's Comprehensive Plan. (DCA)
Corridor	Land within the buffer area and other setback areas specified in sections (6) and (7) of Chapter 391-3-16-.01 Criteria for Water Supply Watersheds. (DNR)
County	A political subdivision of a state government providing certain local government services.
D	
Density	An objective measurement of the number of people or residential units allowed per unit of land. (DCA)
Department of Community Affairs (DCA)	Georgia Department of Community Affairs.
Department of Natural Resources (DNR)	Georgia Department of Natural Resources.
Department of Transportation (DOT)	Georgia Department of Transportation, or GDOT. Note: The United States Department of Transportation should be identified as USDOT.
Downtown Development Authority (DDA)	Downtown Development Authority of the City of Bainbridge & Decatur County.
E	
Enterprise Zone (EZ)	An Enterprise Zone is a geographically defined area designated to encourage private investment and development within an economically distressed or blighted location to support economic growth in areas that have been affected by disinvestment or decline.

G	
Geographic Information System (GIS)	Integrated computer hardware and software that store, manage, analyze, edit, output, and visualize geographic data. (Wiki)
Georgia Municipal Association (GMA)	GMA is a non-profit, voluntary organization that represents municipal governments in Georgia to provide legislative advocacy, education, employee benefits, and technical consulting services to member cities.
Governing Body	The governing authority of a county or municipality. (DCA)
Green Infrastructure	Network of sustainable infrastructure elements to provide an ecological framework for the social, economic, and environmental health of the surroundings. (Wiki)
H	
Hazardous Waste	Solid waste that has been defined as a hazardous waste in regulations promulgated by the administrator of the US Environmental Protection Agency pursuant to the federal act in force and consistent with the Georgia Hazardous Waste Management Act. (DNR)
HOME Investment Partnership Program	The funding administered by the DCA is used to build and develop multi-family rental properties and single-family homes.
U.S. Department of Housing and Urban Development (HUD)	The United States Department of Housing and Urban Development, an executive department of the US federal government.
I	
Impervious Surface	A man-made surface or structure that prevents the infiltration of storm water into the ground below the structure or surface. (DNR)
Infrastructure	The man-made structures which serve the common needs of the population, such as sewage disposal systems, potable water wells serving a system, solid waste disposal sites or retention areas, stormwater systems, utilities, piers, docks, wharves, breakwaters, bulkheads, seawalls, bulwarks, revetments, causeways, marinas, navigation channels, bridges, and roadways. (DCA)
K	
Key Performance Indicators (KPI)	KPI provides a quantifiable measure of performance for a specific objective.
L	
Land-disturbing activity	Any grading, scraping, excavating, or filling of land; clearing of vegetation; and any construction, rebuilding, or alteration of a structure. Land-disturbing activities shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions, or minor modifications to a single-family dwelling, and the cutting of firewood for personal use. (DNR)
Leadership in Energy and Environmental Design (LEED)	Leadership in Energy and Environmental Design, a Green Building Rating System developed by the US Green Building Council to provide a voluntary, consensus-based national standard for high-performance, sustainable buildings.
Local Government	The governing authority of a political subdivision. Any county, municipality, or other political subdivision of the state. (DNR and DCA)

Local Maintenance & Improvement Grant (LMIG)	The annual grant program provided by GDOT for the development of roads and infrastructure. (GDOT)
Low-Income Housing Tax Credits (LIHTC)	The LIHTC program provides tax credits to owners of qualified rental properties for low-income tenants.
M	
Metropolitan Planning Organization (MPO)	Federally designated (public) agencies created in urban areas containing more than 50,000 people that are charged with conducting comprehensive, coordinated planning processes to determine the transportation needs of their respective constituencies, and prioritizing and programming projects for federal funding. (DCA)
Micropolitan Statistical Area	A labor market and statistical area centered on an urban cluster of population between 10,000 and 50,000 people. (Wiki)
Minimum Standards and Procedures	The minimum elements that shall be addressed and included for preparation of comprehensive plans, for implementation of comprehensive plans, for updates of comprehensive plans, including update schedules, and for participation in the coordinated and comprehensive planning process. (DCA)
Multi-family dwelling	A structure that contains multiple dwelling units. (DNR)
N	
National Environmental Policy Act (NEPA)	Federal law was created in 1970, designed to promote the enhancement of the environment. It created laws requiring federal agencies to evaluate environmental impacts and established the President's Council on Environmental Quality (CEQ).
National Highway System (NHS)	Network of strategic highways within the United States, including the Interstate Highway System and other roads serving major airports, ports, military bases, rail or truck terminals, railway stations, pipeline terminals, and other strategic transport facilities. (Wiki)
Natural Vegetative Buffer (or Buffer Area)	An area or corridor containing the flora native to the area. Natural floras for specific areas are described in the Georgia Geological Survey Bulletin 114, "The Natural Environments of Georgia." (DNR)
Non-governmental Organization (NGO)	An organization that is generally independent from government, and typically may be a non-profit entity and/or active in humanitarianism or social sciences; they can also include clubs and associations that provide services to their members and others. NGOs can also be a lobby group. (Wiki)
O	
Opportunity Zone (OZ)	An Opportunity Zone is an economically distressed community in the U.S. where new investments may be eligible for preferred tax treatment under specific conditions as allowed by the Tax Cuts and Jobs Act of 2017.
P	
Perennial River	A river or section of river that flows continuously throughout the year. (DNR)
Perennial Stream	A stream that flows throughout the whole year, as indicated on a USGS Quad map. (DNR)

Person	An individual, partnership, corporation, trust, entity, or authority and shall include the State of Georgia, its political subdivisions, and all its departments, boards, bureaus, commissions, or other agencies. (DNR)
Plan	See "Comprehensive Plan" above
Plan Amendment	A change to the adopted plan that occurs between plan updates. (DCA)
Plan Update	A (more-or-less complete) rewrite of the Comprehensive Plan, which shall occur approximately every five years in accordance with the recertification schedule maintained by the Department. (DCA)
Port Facility	A facility for the docking, loading, and unloading of ships. (DNR)
Protected River	A perennial river or watercourse with an average annual flow of at least 400 cubic feet per second as determined by appropriate US Geological Survey documents. (DNR) Note: This definition does not include river segments covered by the Metropolitan River Protection Act or the Coastal Marshlands Protection Act.
Public-Private Partnership (PPP)	A long-term arrangement between a government and private sector institutions, typically involving private capital financing for government projects. (Wik)
Public Right-of-Way	Right of Way is a legal right, established by grant from a landowner or long usage to pass along a specific route through property belonging to another. Right-of-way access may range from general public access to being restricted for the benefit of only a specific individual or adjacent property. (Wiki)
Public Utility (or Utilities)	Service or services provided by a public utility company or a private entity that provides such services, and all equipment and structures necessary to provide such services. (DCA)
Q	
Qualified Local Government	A county or municipality that adopts and maintains a comprehensive plan as defined in the Minimum Standards and Procedures. (DCA)
Qualified Local Government Certification	Certification by DCA that a community has met the requirements for a Qualified Local Government.
R	
Recharge Area	A portion of the earth's surface where water infiltrates into the ground to replenish the aquifer. (DNR)
Regional Commissions	Public agencies that assist local governments on a regional basis and to develop, promote, and assist in establishing coordinated and comprehensive planning. Regional Commissions are created and established by the Georgia Planning Act (O.C.G.A. 50-8-32).
Regional Plan	A comprehensive plan for a region prepared by the Regional Commission as defined by the Minimum Standards and Procedures. (DCA)
Report of Accomplishments (ROA)	Report of Accomplishments as defined in this comprehensive plan document.
Reservoir	An impoundment of water.
Reservoir Boundary	The edge of a water supply reservoir as defined by its normal pool level. (DNR)
Riverbank or "River bank"	The rising ground bordering a river serves to confine the water to the natural channel during the normal course of flow. (DNR)

River Corridor	All land, inclusive of islands, in areas of a protected river and being within 100 feet horizontally on both sides of the river as measured from the uppermost part of the riverbanks. (DCA) Note: The river corridor is considered fixed at its position at the start of each review period for a comprehensive plan.
River Corridor Protection Plan	The part of a local comprehensive plan which deals with the river corridor protection requirements specified in the Georgia DNR Environmental Protection Division Rules Chapter 391-3-16-.04 CRITERIA FOR RIVER CORRIDOR PROTECTION. (DNR)
Rules for Environmental Planning Criteria	Standards and procedures with respect to natural resources, the environment, and vital areas of the state established and administered by the Department of Natural Resources pursuant to O.C.G.A. 12-2-8, including, but not linked to, criteria for the protection of water supply watersheds, groundwater recharge areas, wetlands, protected mountains, and protected river corridors. (DCA)
Rural Area	A rural area is a geographic area outside of cities and towns, characterized by low population density, small settlements, agricultural uses, forestry uses, and other open country. The U.S. Department of Commerce, Bureau of the Census, defines a rural area as an open country or settlement with fewer than 5,000 residents and 2,000 housing units. The USDA ERS also uses this definition, which was released in 2022 and is based on the 2020 census.
S	
Sanborn Map(s)	Sanborn Maps are detailed, large-scale maps created by the Sanborn Map Company starting in the late 19th century. Sanborn Maps were originally commissioned to be made for assessing fire insurance risks and determining insurance premiums for properties, providing detailed information on building materials, layout, and the use of structures to help insurance companies evaluate fire hazards accurately. Today, Sanborn Maps are resources for historical and urban research, offering intricate details about buildings, street layouts, and urban development that help historians, urban planners, and genealogists understand the evolution of American cities and towns.
Sensitive Natural Areas	An area identified now or hereafter by Georgia DNR which contains one or more of the following: habitat; rare or exemplary natural communities; significant landforms, hydroforms, or geological features; or other areas so designated by Georgia DNR. (DNR)
Service Delivery Strategy	The intergovernmental arrangements among municipal governments, the county, and other entities within the same county for delivery of community services, developed in accordance with the Service Delivery Strategy law (See Code Section 36-70-28(b)(1) Service Delivery Strategies. (DCA)
Single-family dwelling	A dwelling structure designed for the use of one family. (DNR)
SITES	A rating system that guides, evaluates, and certifies a project's sustainability in the planning, design, construction, and management of landscapes and other outdoor spaces.

Southwest Georgia Regional Commission (SGRC)	The Southwest Georgia Regional Commission (SWGRC) is the Metropolitan Planning Organization (MPO) responsible for 14 counties and 44 cities in the Southwest Georgia region. Their mission is to improve the livability of the communities it serves by providing collaborative, progressive leadership and professional technical services.
Safe Streets and Roads for All (SS4A)	Safe Streets and Roads for All is a discretionary grant program created by the Bipartisan Infrastructure Law to fund grants to prevent roadway deaths and serious injuries. The current funds are appropriated for 2022-2026.
Statewide Transportation Improvement Program (STIP)	The Statewide Transportation Improvement Program (STIP) is Georgia's four-year transportation and capital improvements program. Projects include highway, bridge, public transit, bicycle, pedestrian, railroad, and other improvements. The STIP lists federally funded transportation projects located outside metropolitan planning organization (MPO) boundaries. Each MPO is required, under 49 U.S.C. 5303(j), to develop its own Transportation Improvement Program (TIP), which is included in the STIP by reference without modification once approved by the MPO and the Governor, or his designee. These Transportation Improvement Program documents are fiscally constrained to be limited by the funding anticipated to be available to project sponsors.
Supplemental Planning Recommendations	Supplemental recommendations provided by DCA to assist communities in preparing plans and addressing the Minimum Standards and Procedures. (DCA)
T	
Tax Allocation District (TAD)	A Tax Allocation District is a designated area that dedicates future taxes over and above its current base floor for a given time to pay the costs of infrastructure, buildings, or other improvements needed to spur new, higher-density development. TAD funds may be administered by local governments, DDAs, Housing Authorities, or Redevelopment Agencies for a wide range of development activities. City or County participation in a TAD requires a jurisdiction-wide referendum, and cities, counties, and school systems may all decide independently whether to participate in a TAD. (Georgia Main Street) Note: In other regions of the United States, this process may be known as Tax Increment Financing or TIF.
Transit-Oriented Development (TOD)	Development that maximizes the amount of residential, business, and leisure space within walking distance of public transport. (Wiki)
U	
United States Department of Agriculture (USDA)	The federal agency whose vision is to drive economic opportunity by promoting American agriculture, and is committed to conserving natural resources through restoration, watershed improvements, and sustainable working lands.
USGS Quadrangle Map	A 7.5-minute topographical map prepared by the United States Geological Survey at a scale of 1:24,000. (DNR)
United States Army Corps of Engineers (USACE)	The military engineering branch of the US Army. Civil works include three business lines authorized by the US Congress: navigation, flood and storm damage protection, and aquatic ecosystem restoration. USACE also administers the Clean Water Act 404 program, including recreation, hydropower, and water supply at USACE reservoirs and environmental infrastructure. (Wiki)

Urban Area	A densely settled core of census blocks that meet minimum housing unit density and/or population density requirements, which includes adjacent territory containing non-residential urban land uses. To qualify as an urban area, the territory identified according to criteria must encompass at least 2,000 housing units or have a population of at least 5,000. (US Census Bureau)
Urban Heat Island Effect (UHI Effect)	The UHI Effect is a term to describe when urban areas are observed to become significantly warmer than surrounding rural areas due to heat-absorbing paved surfaces, lack of vegetation, and heat generated by human activities, leading to increased energy use for cooling and added incidents of heat-related illnesses.
Utility	Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, stormwater systems, and railroads or other utilities identified by a local government.
Update Schedule	The schedule for updating comprehensive plans is as provided in paragraph 2(b) of Section 110-12-1-.04 of the Rules of the Georgia Department of Community Affairs. (DCA)
V	
Vision Zero	A systemic approach to road safety based on a strategy that road deaths and injuries are unacceptable and preventable.
W	
Water Supply Reservoir	A government-owned impoundment of water for the primary purpose of providing water to one or more governmentally owned public drinking water intakes. This excludes multi-purpose reservoirs owned by the US Army Corps of Engineers. (DNR)
Water Supply Watershed	The area of land upstream of a governmentally owned public drinking water intake. (DNR)
Water Supply Watershed Protection Plan	The land use plan is prepared and adopted by local governments for the protection of the quality of drinking water obtained from the watershed. (DNR)
Wetlands (Freshwater)	Areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. (DNR)
Y	
Year of Expenditure (YOE)	The calendar year in which expenses are expected to be incurred, reflecting the anticipated costs, including inflation and other economic factors at that time.

Bainbridge Comprehensive Plan Steering Committee

Organization	Name	Phone	Email
Bainbridge City Council	Kregg Close	229-726-4473	kreggc@bainbridgecity.com
Bainbridge City Council	Roslyn Palmer	229-220-5051	roslynp@bainbridgecity.com
Planning Commission	Lachanda Mackey	229-220-3930	lachandamackey@gmail.com
Bates Engineering	Jason Lee	229-515-0108	jasonlee@batesinc.com
Recreation Authority	Jeff Rich	229-347-2901	jeffrich_2000@yahoo.com
COB Engineering	Gabe Menendez	229-726-4098	gabrielm@bainbridgecity.com
COB Administration	Roy Oliver	229-515-0175	royo@bainbridgecity.com
COB Public Safety (Police)	Redell Walton	229-726-6363	redellw@bainbridgecity.com
COB Public Safety (Fire)	Ryan Deen	229-726-1536	ryand@bainbridgecity.com
Hospital	Jamie Sinko	229-220-4591	jamies@mh-m.org
Chamber of Commerce	Kyle Kelley	229-400-4106	kylekelley06@gmail.com
Downtown Development Authority	Darrell Cox	229-400-1000	dcox@allianceinvestigations.biz
Convention & Visitors Bureau	Alesia Brinson	229-220-2899	alesia@1on1mentoring.com
School System	Boyd English	256-677-2023	benglish@dcboe.com
Housing Authority	Nadine Beard	229-246-5386	nregthomas@bellsouth.net
Bryant Funeral Home	Landen Bryant	229-400-2135	landen@bryantfuneralga.com
COB Community/Economic Dev	Steve O'Neil	229-220-9975	steveo@bainbridgecity.com



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www.bainbridgecity.com



From: Jamil Fatti <j.fatti@robertco.com>
Sent: Friday, April 26, 2024 8:41 AM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: Re: Bainbridge Middle School Community Project

Good morning Steve,

I received your message, but I'm wondering if there may have been a technical issue because it came in blank for me. Would you mind resending?

Thank you,
Jamil

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From: Steve O'Neil <steveo@bainbridgecity.com>
Sent: Friday, April 26, 2024 8:03:39 AM
To: Jamil Fatti <j.fatti@robertco.com>
Subject: Fw: Bainbridge Middle School Community Project



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From: Landrum, Wally <wlandrum@dcboe.com>
Sent: Monday, April 22, 2024 9:37 AM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: Re: Bainbridge Middle School Community Project

We have you down for May 3rd from 9:45-10:45. I can be prepared to meet you to set up anytime you need me that day. We will gather in the theater room that day with rising 6th-8th graders. We would like to hear from you on how the planning for the City of Bainbridge works and how we can help with the revitalization of the West Bainbridge area.

Do you know if you will need a projector or anything like that?

On Thu, Mar 28, 2024 at 12:26 PM Steve O'Neil <steveo@bainbridgecity.com> wrote:
Sounds great. Please pass along the specifics of where and whatnot when you have a moment.

Re: Bainbridge Middle School Community Project

From Jamil Fatti <j.fatti@robertco.com>
Date Mon 4/29/2024 12:58 PM
To Steve O'Neil <steveo@bainbridgecity.com>
Cc John Ford <j.ford@robertco.com>

Hi Steve,

I hope you had a nice weekend. As this meeting approaches, I just wanted to verify how much time of the hour will be on planning/landscape architecture. The email from the teacher that you forwarded last week made me think it was the full hour, but now I think that I might be mistaken?

Thanks,
Jamil

From: Jamil Fatti <j.fatti@robertco.com>
Sent: Friday, April 26, 2024 12:20 PM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: Re: Bainbridge Middle School Community Project

Hi Steve,

Thank you very much for resending.

If we have an hour, how about half an hour for the presentation and then time for questions?

We can bring a laptop and projector along with us, but a screen to project onto would be nice if they have it. We have a screen that we can bring with us if need be, but it's fairly small so that it will fit in the car!

Best,
Jamil

From: Steve O'Neil <steveo@bainbridgecity.com>
Sent: Friday, April 26, 2024 9:17 AM
To: Jamil Fatti <j.fatti@robertco.com>
Subject: Re: Bainbridge Middle School Community Project

From the teacher organizing this event:

"We have you down for May 3rd from 9:45-10:45. I can be prepared to meet you to set up anytime you need me that day. We will gather in the theater room that day with rising 6th-8th graders. We would like to hear from you on how the planning for the City of Bainbridge works and how we can help with the revitalization of the West Bainbridge area.

Do you know if you will need a projector or anything like that?"



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From: Landrum, Wally <wlandrum@dcboe.com>
Sent: Thursday, March 28, 2024 11:32 AM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: Re: Bainbridge Middle School Community Project

Thank you so much! The best date for us is May 3 from 9:45-10:45. Thank you!

On Thu, Mar 28, 2024 at 9:33 AM Steve O'Neil <steveo@bainbridgecity.com> wrote:
Mr. Landrum,

The following dates work best for us:

April 30
May 2
May 3

Let us know which you prefer and what time.



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From: Landrum, Wally <wlandrum@dcboe.com>
Sent: Wednesday, March 20, 2024 1:56 PM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: Re: Bainbridge Middle School Community Project

I am sorry that it has taken me so long to get back with you. Can you pick a date between April 29-May 10? Also, if you could let me know how much time is needed so I can plan accordingly and coordinate with the Hutto students who will be coming over. Thanks!

On Tue, Mar 5, 2024 at 4:05 PM Steve O'Neil <steveo@bainbridgecity.com> wrote:
Mr. Landrum,

We are very excited to hear about the proposed project! We would be happy to meet later this spring. Your timing is on point because we are about to start our comprehensive plan update for the City of Bainbridge. The last time we did this was at the start of COVID and the STEM Students came to our public input session to present their ideas for revitalizing 4th street in West Bainbridge and they did an incredible job. Unfortunately, because of COVID, they were not able to present to City Council as originally planned.

From: Landrum, Wally <wlandrum@dcboe.com>

Sent: Tuesday, March 5, 2024 10:02 AM

To: Amanda Glover <amandag@bainbridgecity.com>; Steve O'Neil <steveo@bainbridgecity.com>

Subject: Bainbridge Middle School Community Project

Good morning, I hope you both are doing well. I am one of the sixth-grade gifted and advanced content teachers at BMS. Our gifted department has gotten together and has an idea we need your help with. We would like our students to develop a plan to revitalize parts of West Bainbridge and attract businesses/activities to that side of the river. We want to schedule a time when you both could come in and talk to our students about community development and anything else you may find that could be beneficial for our students. This is a project that could take several years for us to complete. This year we would like to complete the brainstorming portion so that when school starts in August students have a clear direction on what our project entails.

We initially split the project into 3 categories:

1. Housing
2. Business
3. Recreation

Each grade will create or develop a plan for those areas. Is this something you all think you could help us with and present something to the students so they know where to begin? If you all are interested in helping we would like to host you all one day between April 29-May 10.

Please let me know if you are interested and if any of those dates will work.

Thanks!

--

Wally Landrum

Bainbridge Middle School

Amber Team Leader

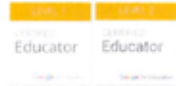
6th Grade Math Teacher



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Bainbridge Middle School
Amber Team Leader
6th Grade Math Teacher



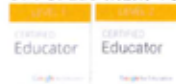
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Wally Landrum

Bainbridge Middle School
Amber Team Leader
6th Grade Math Teacher



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Wally Landrum

Bainbridge Middle School
Amber Team Leader
6th Grade Math Teacher



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Urban Planning and Landscape Architecture

Bainbridge Middle School



Robert and Company
229 Peachtree Street NE
International Tower Suite 2000
Atlanta, GA 30303

Contact: Jamil Fatti, P.L.A.
Senior Landscape Architect
j.fatti@robertco.com
P: 404.577.4000

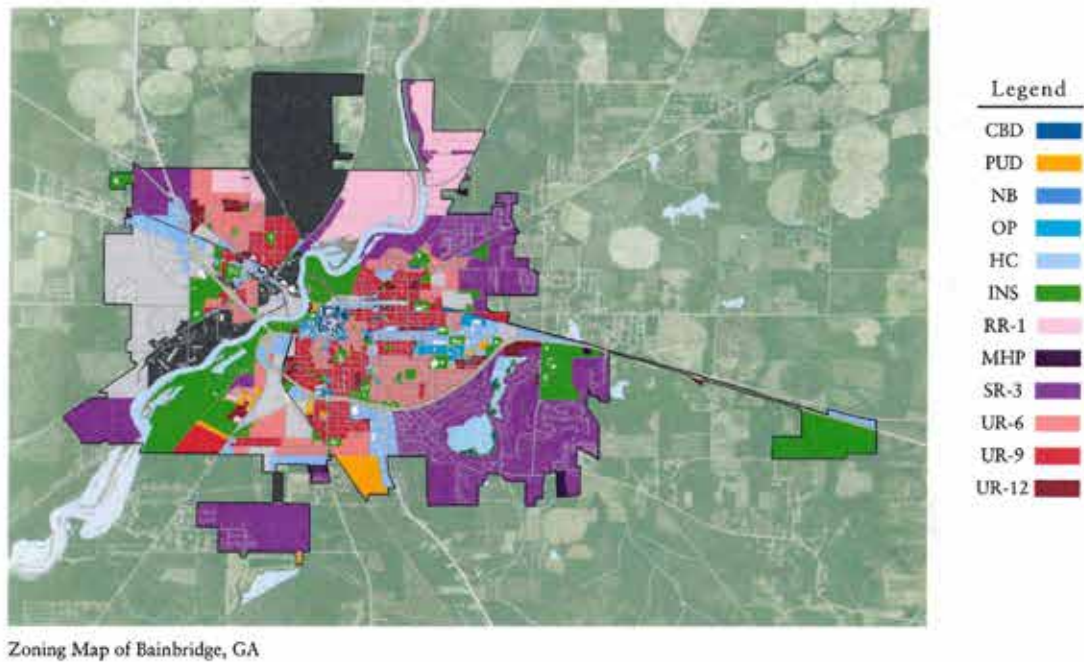
What is Urban Planning?



What is Urban Planning?



What is Urban Planning?



Zoning Map of Bainbridge, GA

What is Urban Planning?



Spatial Layout and Physical Characteristics of Bainbridge, GA



Regional Transportation Network

What is Urban Planning?



Existing Sidewalk Network

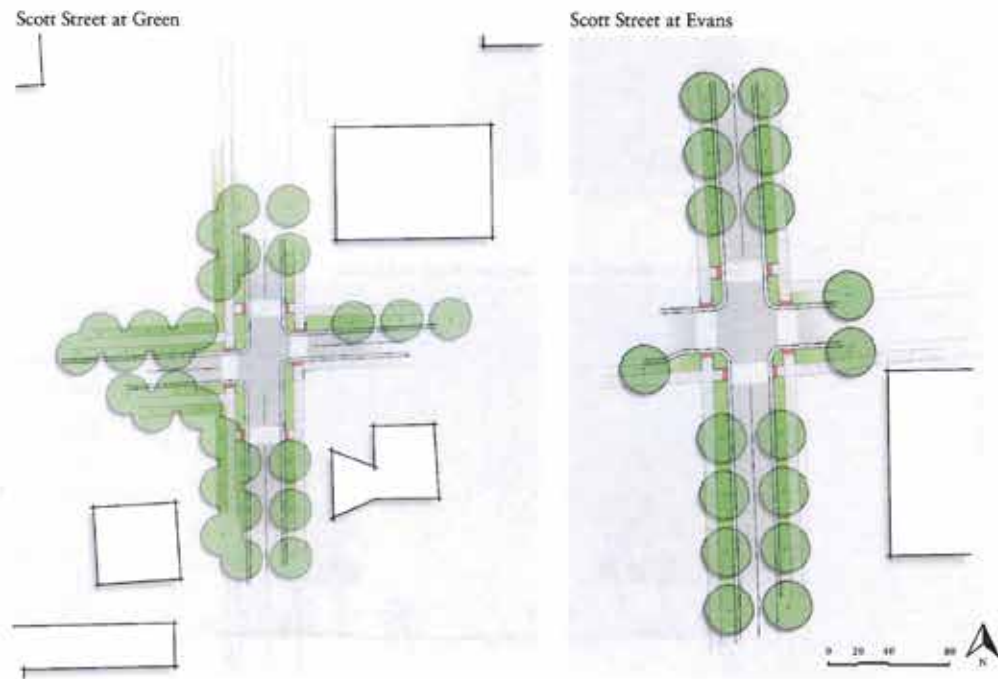
This map shows the gaps in existing sidewalk network.

Legend

Street
Sidewalk



What is Landscape Architecture?



What is Landscape Architecture?

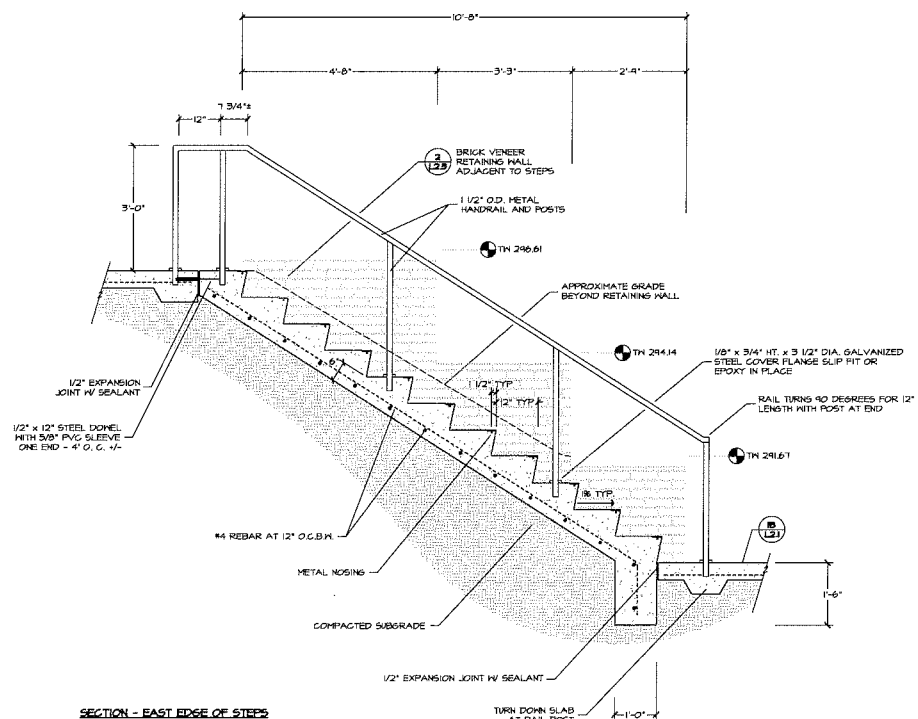


Out-Lite for Section (see figure below)

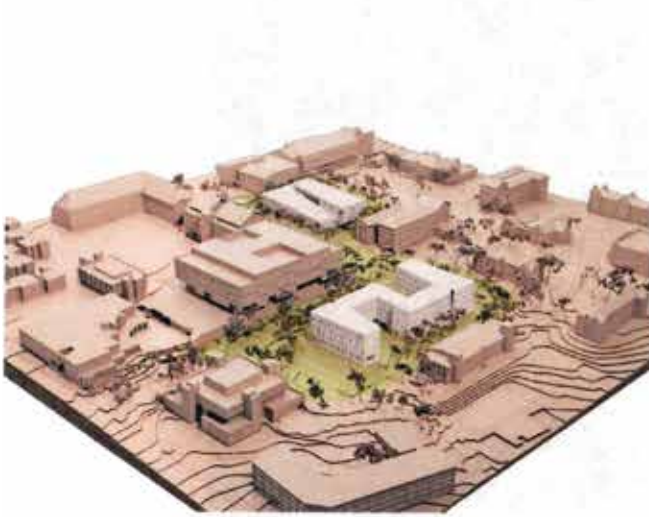
Section — Shotwell Street between Rush and Lamar



What is Landscape Architecture?



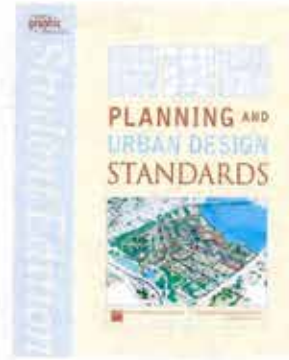
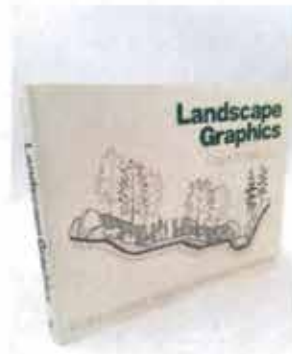
What is Landscape Architecture?



West Bainbridge



Tools and Resources



Thank You!

 **Robert and Company**
229 Peachtree Street NE
International Tower Suite 2000
Atlanta, GA 30303

Contact: Jamil Fatti, PLA
Senior Landscape Architect
j.fatti@robertco.com
P: 404.577.4000

March 5th email from 6th grade Math Teacher Mr. Wally Landrum (teacher organizing the talk):

"Good morning, I hope you both are doing well. I am one of the sixth-grade gifted and advanced content teachers at BMS. Our gifted department has gotten together and has an idea we need your help with. We would like our students to **develop a plan to revitalize parts of West Bainbridge and attract businesses/activities to that side of the river.** We want to schedule a time when **you both could come in and talk to our students about community development and anything else you may find that could be beneficial for our students.** This is a project that could take several years for us to complete. **This year we would like to complete the brainstorming portion** so that when school starts in August students have a clear direction on what our project entails.

We initially split the project into 3 categories:

1. Housing
2. Business
3. Recreation

Each grade will create or develop a plan for those areas. Is this something you all think you could help us with and present something to the students so they know where to begin? If you all are interested in helping we would like to host you all one day between April 29-May 10."

I. Introduction

- Greet the students warmly and introduce myself.
 - My name is Jamil Fatti, and I am a senior landscape architect and planner for the Atlanta-based architecture and engineering firm, also known as an A&E firm, Robert and Company. Robert and Company is the oldest continually running A&E firm in the Atlanta area, having been formed in 1917 by Chip Robert, the namesake of the firm.
 - The City of Bainbridge hired Robert and Company to assist them in creating an Economic Development Plan for Shotwell and Scotts Streets, and I'll be using some graphics and illustrations that we created for that project on screen today, just to have some visuals.
 - Robert and Company will also be assisting with the City of Bainbridge's Comprehensive Plan, but I'll say more on that later in the presentation.
 - I'll speak to the graphics displayed on screen for context, but please keep in mind that they're only there to illustrate some of the things I'll be speaking about today. The boundaries of your project in West Bainbridge will be different than the boundaries for our Shotwell and Scott Streets project.
- Briefly explain the purpose of the presentation:
 - Today we will explore key concepts of urban planning and landscape architecture and how they can be applied to revitalize communities like West Bainbridge.
 - While we'll be talking about Urban Planning and Landscape Architecture today specifically, keep in mind that these are just two professions that work to make the built environment what it is. Urban Planners and Landscape Architects also work with other allied professionals, like architects and engineers create the built environment.

II. What is Urban Planning?

- Define urban planning:

- Urban planning is the process of understanding, envisioning and managing the physical, social, and economic development of cities and urban areas to improve the quality of life for residents, promote sustainability, and ensure equitable access to resources and opportunities.
- Discuss the importance of urban planning in creating vibrant, livable, and sustainable communities.
 - Comprehensive Planning is one way that Urban Planners create vibrant, livable, and sustainable communities. For example, while you will be working with your teachers over the course of the upcoming year to develop a plan for West Bainbridge, The City of Bainbridge will be working on its next Comprehensive Plan.
 - A Comprehensive Plan is a long-range planning document that serves as a blueprint for guiding the physical, social, economic, and environmental development of a community, municipality, or region over a specified period, typically spanning 10 to 20 years or more. Comprehensive plans are prepared by government agencies and planning departments in collaboration with community stakeholders and the public.
 - A Comprehensive Plan integrates many facets of urban life — land use, transportation, housing, economic development, environmental conservation, public facilities, and other elements to promote sustainability, resilience, and quality of life for residents. Comprehensive plans typically bring together community input by engaging stakeholders and the public in visioning and goal-setting processes, analyze existing conditions, identify trends and challenges, and provide a framework for decision-making, policy development, and implementation of specific projects and initiatives. Comprehensive plans are intended to be flexible, adaptive, and regularly updated to reflect changing needs, priorities, and circumstances.
 - The state of Georgia Department of Community and Affairs (or DCA for short) provides rules for elements to be included in a comprehensive plan and restricts some state if a community's plan is not up to date!
- Explain the role of urban planners in analyzing current conditions, identifying community needs, designing solutions, and advising decisionmakers.
 - Urban Planners start by listening to community input to understand community needs and concerns.
 - Next, Planners collect and analyze data on demographics, land use patterns, transportation systems, infrastructure, environmental conditions, and other important contextual information to learn about existing conditions in a community or region.
 - By synthesizing and interpreting community input alongside other data points, it's possible to identify needs and challenges.
 - Based on analysis of current conditions and community input, urban planners develop comprehensive plans, zoning ordinances, design guidelines, and other planning documents that articulate a vision and set forth goals, objectives, and strategies for achieving desired outcomes, which can be use to provide advice, recommendations, and technical assistance to elected officials and other decision-makers involved in land use and development decisions.

III. What is Landscape Architecture?

- Define landscape architecture:

- Landscape Architecture is the design of public and outdoor spaces to achieve environmental, social, and aesthetic goals.
- Highlight the role of landscape architects in creating streetscapes, parks, gardens, and outdoor recreational areas.
 - Landscape architects work with allied professionals, like urban planners, architects, and engineers to design public space and outdoor spaces.
 - Landscape Architecture is a broad field that recently received STEM designation from the US Department of Homeland Security. Landscape Architecture involves some knowledge of building and construction, ecology and plant knowledge, spatial design understanding, and some drawing and graphic design skills.
 - There are many sub-disciplines in landscape architecture, like urban design, residential, and commercial. Today we'll focus on urban design, as it's most relevant to the design of city spaces like those found in West Bainbridge.
 - Landscape Architects who specialize in urban design work on a diverse range of projects, including parks, streetscapes, waterfronts, public plazas, and rail-to-trail projects like the Highline in New York and the Beltline in Atlanta.
 - Landscape Architects design streetscapes to improve the aesthetic appeal, functionality, and safety of urban streetscapes.
 - They integrate elements like street trees, plantings, street furniture like benches, bike racks, and trash receptacles, lighting, and other pedestrian amenities to create inviting and pedestrian-friendly environments.
 - Landscape architects consider factors like traffic flow, pedestrian circulation, accessibility, and stormwater management when designing streetscapes to ensure they meet the needs of diverse users.
- Discuss the importance of incorporating nature and green spaces into urban environments.
 - Green spaces play a vital role in mitigating environmental pollution and improving air and water quality in urban areas. Trees, plants, and vegetation absorb air pollutants, including carbon dioxide, nitrogen oxides, and particulate matter, and release oxygen through photosynthesis, helping to purify the air and reduce urban heat islands.
 - Green spaces help to manage stormwater runoff by absorbing and filtering rainwater, reducing flooding, erosion, and pollution of water bodies, and replenishing groundwater supplies. Urban forests, wetlands, and green infrastructure provide natural solutions for sustainable water management and climate resilience.
 - Green spaces support diverse ecosystems and habitats for native flora and fauna, contributing to biodiversity conservation and ecological resilience in urban environments.
 - Green spaces serve as important social and cultural hubs where people from diverse backgrounds can come together, interact, and build social connections.
 - Access to green spaces, such as parks, gardens, and urban forests, encourages physical activity, such as walking, jogging, cycling, and recreational sports, which promotes cardiovascular health, reduces obesity, and lowers the risk of chronic diseases.
- Pause for Questions
 - Given what we've learned so far, does anyone have any questions?

- Given what you've learned about urban planning and landscape architecture, what do you think makes for good design?

IV. The Revitalization Project

- Ask students about West Bainbridge and its current challenges.
 - Given what we've discussed so far, can anyone offer what they think about key opportunities for the future development of West Bainbridge? (Let's think about the three categories of Housing, Business, and Recreation)
 - How about key challenges? (Let's think about the three categories of Housing, Business, and Recreation)
 - Do you think that there are successful aspects of other areas in Bainbridge that could be helpful to consider in relation to West Bainbridge?
 - What would you like to see in West Bainbridge? What do you think is most needed?
- Emphasize the importance of each category in creating a thriving community.
 - Access to safe, affordable, and high-quality housing is fundamental to the well-being and stability of individuals and families. Housing serves as a foundation for community life, providing shelter, security, and a sense of belonging.
 - A thriving business environment creates economic opportunities, generates jobs, and stimulates local economic growth and prosperity. Businesses contribute to the vitality of communities by providing goods, services, and employment opportunities that meet the needs and preferences of residents.
 - Access to recreational opportunities promotes physical health, mental well-being, and social connection among residents of all ages and backgrounds. Recreation facilities and programs provide spaces and activities for leisure, exercise, play, and cultural enrichment.

V. Tools and Resources

- Introduce students to various tools and resources they can use for their project, such as mapping software, design software, and online databases.
 - Urban Planners use Geographic Information Systems (GIS) mapping tools, surveys, and other research methods to assess the spatial and socio-economic characteristics of an area.
 - Landscape Architects use drawings and renderings to communicate ideas created in their minds to others. This can be as simple as quick hand drawings and as labor-intensive as complex physical and digital 3D models and renderings.
- Provide guidance on conducting research and gathering information about West Bainbridge and similar communities.
 - Every project begins with research, and there are many sources of information that could make your research easier. Books, articles, maps, and online databases can help as you learn more about the area you are planning for. For example, there are reference books that contain information on drawing conventions and usually books and articles written on the history of the planning area. Also, consider broadening your research to study places that are similar to West Bainbridge that you can use as case studies. For example, what could be learned from other communities similar in size and type to the one you are studying?

VI. Q&A Session

- Invite students to ask questions and share their thoughts and ideas.
 - Are there any other questions for me at this point?

VII. Conclusion

VIII. Closing Remarks

- Thank the students for their participation and enthusiasm.
 - Thank you so much for allowing me to join you today to talk to you about planning and landscape architecture in relation to your exciting upcoming project.
- Encourage students to think critically and collaboratively throughout their project, and encourage them to approach the project with creativity, curiosity, and empathy. Express excitement for seeing the students' plans and ideas come to life.
 - I'd like to encourage you to think critically and remain open to each others' ideas and new ways of thinking as you make progress over the year. Come with creativity, curiosity, and empathy. I'd excited to see your plans and ideas come to life!
- Thank the teachers for inviting us to speak and express gratitude for the opportunity to work with their students. Offer to be available to answer more questions in the future as the students' project progresses.
 - Thanks again for allowing me to be here with you today, and I wish all of you the absolute best! I'll be available to answer questions that you may have in the future.
- Bid farewell and encourage the students to dream big and make a positive impact on their community.
 - Dream big and make a positive impact on your community!

John Ford

From: Steve O'Neil <steveo@bainbridgecity.com>
Sent: Wednesday, May 22, 2024 11:16 AM
To: Jamil Fatti; John Ford
Subject: PH tear sheet
Attachments: PST-0522204-B06.pdf

This message's attachments contains at least one web link. This is often used for phishing attempts. Please only interact with this attachment if you know its source and that the content is safe. If in doubt, confirm the legitimacy with the sender by phone.

You will need this I'm assuming



Steve O'Neil, AICP
Community & Economic Development Director
O: (229) 400-9303 | C: (229) 220-9975 | F: (229) 246-7311
101 South Broad Street | P.O. Box 158 | Bainbridge, Georgia 39818
www.bainbridgecity.com



From: Public Notices <public.notices@thepostsearchlight.com>
Sent: Wednesday, May 22, 2024 11:12 AM
To: Steve O'Neil <steveo@bainbridgecity.com>
Subject: E-tear Request

This message's attachments contains at least one web link. This is often used for phishing attempts. Please only interact with this attachment if you know its source and that the content is safe. If in doubt, confirm the legitimacy with the sender by phone.

I've attached the e-tearsheet for the notice(s) that ran on 5/22/24 in the Post Searchlight.

Please let us know if you need anything else.

Thank you,
Lauren Morris
Public Notices Department
Phone: 205-280-5667 ext. 510

Public Notices	Public Notices	Public Notices	Public Notices	Public Notices
<p>PUBLIC NOTICE</p> <p>IN THE PROBATE COURT OF DECATUR COUNTY, STATE OF GEORGIA, IN RE: ESTATE OF BUSH WIMS, DECEASED</p> <p>ESITE NO. 2024-P-29</p> <p>NOTICE OF PETITION TO FILE FOR YEARS SUPPORT</p> <p>The Petition of Paula Gordon Wims, for a year's support from the estate of Bush Wims, deceased, or decedent's minor children, having been duly filed, all interested persons are hereby notified to show cause, if any they have, on or before the 26th day of June, 2024, why said Petition should not be granted.</p> <p>All objections to the Petition must be in writing, setting forth the grounds of any such objection, and must be filed on or before the time stated in the preceding sentence, along with a filing fee of \$55.00. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filed with the clerk of the Probate Court, unless you qualify to file as an indigent party. If any objections are filed, a later date for objections are filed. The Petition may be granted without a hearing.</p> <p>Eric L. Ford, Probate Judge By: Jessica L. Hood, Clerk P.O. Box 234 Bainbridge, GA 30619 225-248-3016</p> <p>The Post-Searchlight: May 22, 2024 and 12, 2024 ESTWIS, E.</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF FORECLOSURE OF RIGHT TO REDEEM</p> <p>[REF. O.C.G.A. § 44-4-40 ET SEQ.]</p> <p>STATE OF GEORGIA, COUNTY OF DECATUR</p> <p>TO: ALICE MAE PERRY AND CHARLIE PERRY OR THE ESTATE OF ALICE MAE PERRY AND CHARLIE PERRY THEIR HEIRS AND ASSIGNS, AND ALL PERSONS WHO OR UNKNOWN HAVING ANY RIGHT TITLE INTEREST OR LIEN UPON PROPERTY DESCRIBED IN DEED BOOK P-2, PAGE 295, KNOWING AS TO THE FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED [REF. O.C.G.A. §§ 44-4-40 ET SEQ.]</p> <p>NOTICE THAT the right to redeem the following described property, to wit: All and only that parcel of land designated as Tax Parcel 8869-14, Decatur County, Georgia, being in Deed Book P-2, Page 295, known as 1217 Back Street, will expire and be forever foreclosed and barred on or after the 26th day of June, 2024, or within 30 days after the date of this notice, whichever date is later.</p> <p>The tax used to which this notice relates is dated the 4th day of December, 2023, and is reflected in the office of the Clerk of Superior Court of Decatur County, Georgia, in Deed Book P-2, Page 295.</p> <p>The property may be redeemed at any time before the 26th day of June, 2024, or within 30 days after the date of this notice, whichever date is later, by payment of the redemption price fixed and provided by law to the undersigned at the following address: 216 E. Water Street, Bainbridge, Georgia 30617.</p> <p>Please be governed accordingly.</p> <p>CONGER & SMITH, ATTORNEYS AT LAW, LLC By: /s/ Lavin Leigh Fox Georgia Bar No. 26623 216 E. Water Street, Bainbridge, GA 30617 (229) 246-2525 Facsimile: (229) 246-2122 lavin.fox@congersmith.com</p> <p>The Post-Searchlight: May 22, 2024 and 12, 2024</p>	<p>PUBLIC NOTICE</p> <p>NOTICE OF FORECLOSURE OF RIGHT TO REDEEM</p> <p>[REF. O.C.G.A. § 44-4-40 ET SEQ.]</p> <p>STATE OF GEORGIA, COUNTY OF DECATUR</p> <p>TO: ALICE MAE PERRY AND CHARLIE PERRY OR THE ESTATE OF ALICE MAE PERRY AND CHARLIE PERRY THEIR HEIRS AND ASSIGNS, AND ALL PERSONS WHO OR UNKNOWN HAVING ANY RIGHT TITLE INTEREST OR LIEN UPON PROPERTY DESCRIBED IN DEED BOOK P-2, PAGE 295, KNOWING AS TO THE FORECLOSURE OF EQUITY OF REDEMPTION FOR TAX SALE DEED [REF. 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Re: Website for Bainbridge Comprehensive Plan

From Steve O'Neil <steveo@bainbridgecity.com>
Date Fri 6/14/2024 2:49 PM
To Jamil Fatti <j.fatti@robertco.com>
Cc John Ford <j.ford@robertco.com>; Crystal Hines <crystalh@bainbridgecity.com>; Roy Oliver <royo@bainbridgecity.com>

Jamil,

The website looks great! I am partial to the first 2 domain names. Either will work great.



Steve O'Neil, AICP
Community & Economic Development Director
O: (229) 400-9303 | C: (229) 220-9975 | F: (229) 246-7311
101 South Broad Street | P.O. Box 158 | Bainbridge, Georgia 39818
www.bainbridgecity.com



From: Jamil Fatti <j.fatti@robertco.com>
Sent: Friday, June 14, 2024 2:39 PM
To: Steve O'Neil <steveo@bainbridgecity.com>
Cc: John Ford <j.ford@robertco.com>
Subject: Re: Website for Bainbridge Comprehensive Plan

Hi Steve,

I hope you've had a good week. I'm reaching back out about the website launch. Here is the current version of the website – [Home - City of Bainbridge Comprehensive Plan \(format.com\)](#).

If you agree that the website is ready to go live, I'm wondering if you have a preference on the domain name. Here are a few options:

1. bainbridgetomorrow.com
2. bainbridgecompplan.com
3. bainbridgeplan.com
4. bainbridgevision.com
5. bainbridge2045
6. mybainbridgeplan.com

These are just a few ideas. If there is something that you'd prefer, please let us know and we'll purchase the domain name and get the website launched. Alternatively, if you'd like to think about it more and wait until after the first meeting to launch the website, that works for us too – just say the word.

Thank you,
Jamil

From: Jamil Fatti <j.fatti@robertco.com>
Sent: Thursday, May 30, 2024 2:57 PM
To: Steve O'Neil <steveo@bainbridgecity.com>
Cc: John Ford <j.ford@robertco.com>
Subject: Re: Website for Bainbridge Comprehensive Plan

Yes, that is a great suggestion. I will most definitely add that page when I get back! Thank you.

From: Steve O'Neil <steveo@bainbridgecity.com>
Sent: Thursday, May 30, 2024 2:35 PM
To: Jamil Fatti <j.fatti@robertco.com>
Cc: John Ford <j.ford@robertco.com>
Subject: Re: Website for Bainbridge Comprehensive Plan

Website looks good and content is good. May consider a section highlighting how citizens can participate in the plan development.

Steve O'Neil, AICP
Community & Economic Development Director

City of Bainbridge

From: Jamil Fatti <j.fatti@robertco.com>
Sent: Thursday, May 30, 2024 11:32:52 AM
To: Steve O'Neil <steveo@bainbridgecity.com>
Cc: John Ford <j.ford@robertco.com>
Subject: Website for Bainbridge Comprehensive Plan

Good morning Steve,

I hope you're doing well. I'm writing to you to share the Draft version of the website. Any feedback is very much appreciated! Please note that I will be out of the office after today until Wednesday, June 4th, but I will have access to my email and will be checking it periodically. John will be in the office during that time.

Draft Website: [Home - City of Bainbridge Comprehensive Plan \(format.com\)](#)

Notes:

1. We're still thinking about naming the plan; for now we've used "Bainbridge Tomorrow." Very happy to accept any input or any suggestions you may have.
2. We have not purchased a domain name yet. Once we settle on a name, we can set up a domain name that matches the name of the plan if you like, or we can set the domain name as something more general like "bainbridgeplan.com" or similar. I noticed the City of Bainbridge's website is a ".com" rather than a ".gov," so we could keep this website ".com" if you want (or any other ending, just let us know).
3. At the moment, the website is not searchable, i.e., it will not yet come up in a Google search (it will be however, once we set up the domain name).
Website plans run yearly through the platform we've used to make the site, so it will be set until this time next year.
4. I've set up fields for both (1) a mailing list and (2) "contact us." For now, I've set up the "contact us" form to be directed to my email address (j.fatti@robertco.com), and I believe we also have the capability to respond directly via the backend of the website platform. I haven't tested this yet, but I think when

responding directly, the recipient receives an email from City of Bainbridge (I set it like this but could change it if you prefer something else).

5. I noticed that shades of Blue feature prominently on Bainbridge's main website, so I carried that through to this website with the banner as a subtle visual connection.
6. There are a few additional things that I know that I would like to do:
 - a. Add links to all items on the "Resources" page (please advise if you'd like any of the resources listed to be removed, or if there are any major ones that I missed)
 - b. Change the link colors to make them more easily recognizable as links
 - c. Add more text and graphics to the site, as we develop them
 - d. Make the formatting uniform across the site (it's mostly uniform now, but there are a few exceptions that I will most definitely address)

Thank you,
Jamil

Jamil Mohamed Fatti, PLA | Senior Landscape Architect

Robert and Company

T: (404) 577-4000 x2026

229 Peachtree Street N.E. | International Tower | Suite 2000

Atlanta, Georgia 30303 | www.robertandcompany.com

Please consider the environment before printing this email



PUBLIC HEARING

COMPREHENSIVE PLAN KICKOFF NOTICE

**City of Bainbridge City Council Meeting
June 18th, 2024 at 6:30 P.M.
City Hall Council Chambers**

The City of Bainbridge will hold a Public Hearing to begin the “City of Bainbridge Comprehensive Plan” on Tuesday, June 18th at 6:30 p.m. in the Council Chambers at City Hall (101 S. Broad St). In accordance with the Georgia Minimum Standards and Procedures for Local Comprehensive Planning (Chapter 110-12-1), each community must conduct a public hearing prior to the start of the planning process.

The purpose of this hearing is to brief the community on the process that will be used to develop the plan with opportunities for public participation in the development of the plan, and to obtain input on the proposed process. Once public comments have been addressed, the community may begin the process of developing the plan.

Copies of the current Comprehensive Plan are available on the city’s website at www.bainbridgecity.com. Questions should be directed to Steve O’Neil at the City of Bainbridge Community Development Division at steveo@bainbridgecity.com or to Jamil Fatti with Robert & Company Consulting at j.fatti@robertco.com.

Bainbridge Tomorrow

A Plan

1

Public Hearing Agenda

18 June 2024

- Introductions
- Purpose of the Comprehensive Plan
- Baseline Conditions
- Planning Outline
- Schedule
- Takeaways

2

2

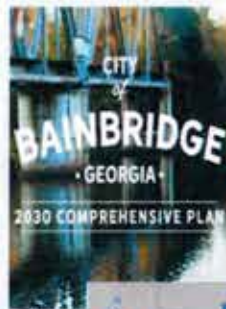


The Bainbridge Tomorrow Planning Team

- Identified Stakeholders
- Responsible Consultants
- Engaged Public
- Elected Policymakers

3

The Bainbridge Comprehensive Plan 2025-2050



Tomorrow Starts with Today!

4

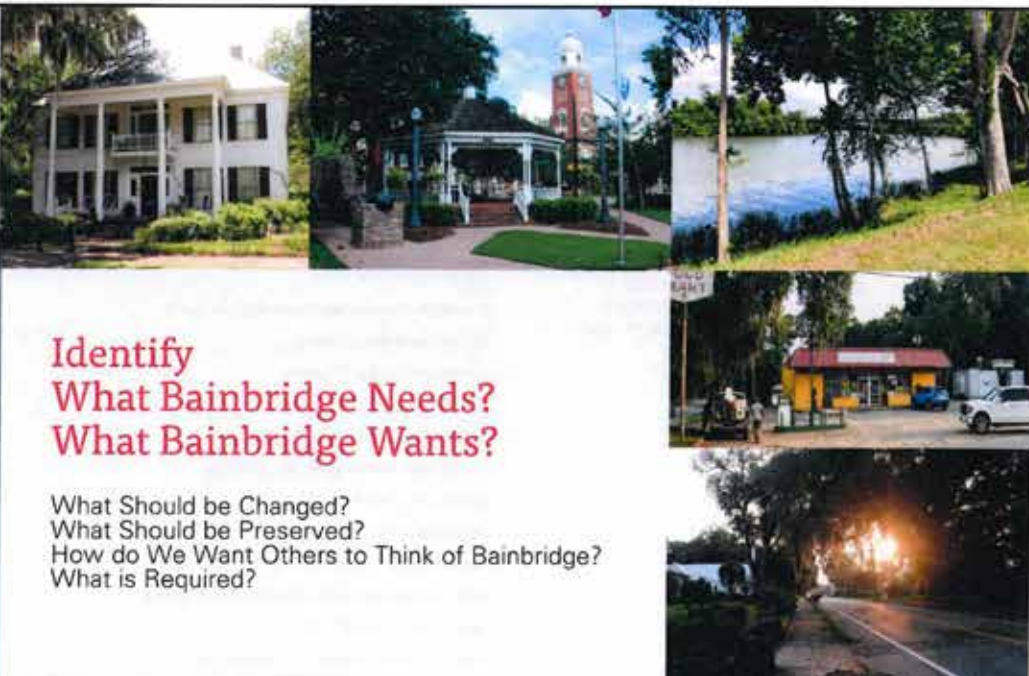
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Why Plan?

The power of communication opens many possibilities!

5



Identify What Bainbridge Needs? What Bainbridge Wants?

What Should be Changed?
What Should be Preserved?
How do We Want Others to Think of Bainbridge?
What is Required?

6



What makes you think of Bainbridge?
What do You Want Others to Think of Bainbridge?
What Should be Preserved?



Qualified Local Government Status

Local governments must meet the statutory definition of "Qualified Local Government" to be eligible for the programs listed. Local governments which do not fulfill the requirements articulated by statute are disqualified from participating in these programs. Locally created authorities are likewise disqualified from participation when their creating governments are disqualified.



- Americorps Programs
- Bond Allocation Programs
- CDBG Loan Guarantee (Section 108) Programs
- CD Block Grants
- Continuum of Care
- Downtown Development Revolving Loan Funds
- Emergency Solutions Grants
- Employee Incentive Programs
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- Historic Preservation Fund Grants
- Home Investments Partnership Programs
- Immediate Threat & Danger Grants
- One Georgia Programs
- Redevelopment Fund Programs
- Regional Economic Business Assistance Programs
- State Housing Trust Funds
- State Re-Entry Partnership Housing Grants

Bainbridge Tomorrow: 2025 to 2050 Comprehensive Plan

Planning is Engagement!

- **The Public Hearing is the First Step!** Questions and thoughtful responses enhance the process.
- **Planners seek Opinions** to help form the narratives and ensure the Community feels involved and heard.



- **Impacts of Local Geography, History, and Sense of Place** must be remembered throughout the Planning Process.
- **Planning Narratives** should be easy to understand, relatable, and make common sense.
- **Continuing Communications** are Important. Information will be updated on the Website as a regular resource for information.

9

9

Planning Elements

- Community Goals
- Needs & Opportunities (City Services & Facilities)
- Broadband Services
- Economic & Workforce Development
- Land Use
- Transportation & Mobility
- Housing
- Community Work Plan
- Capital Improvements Program



10

10

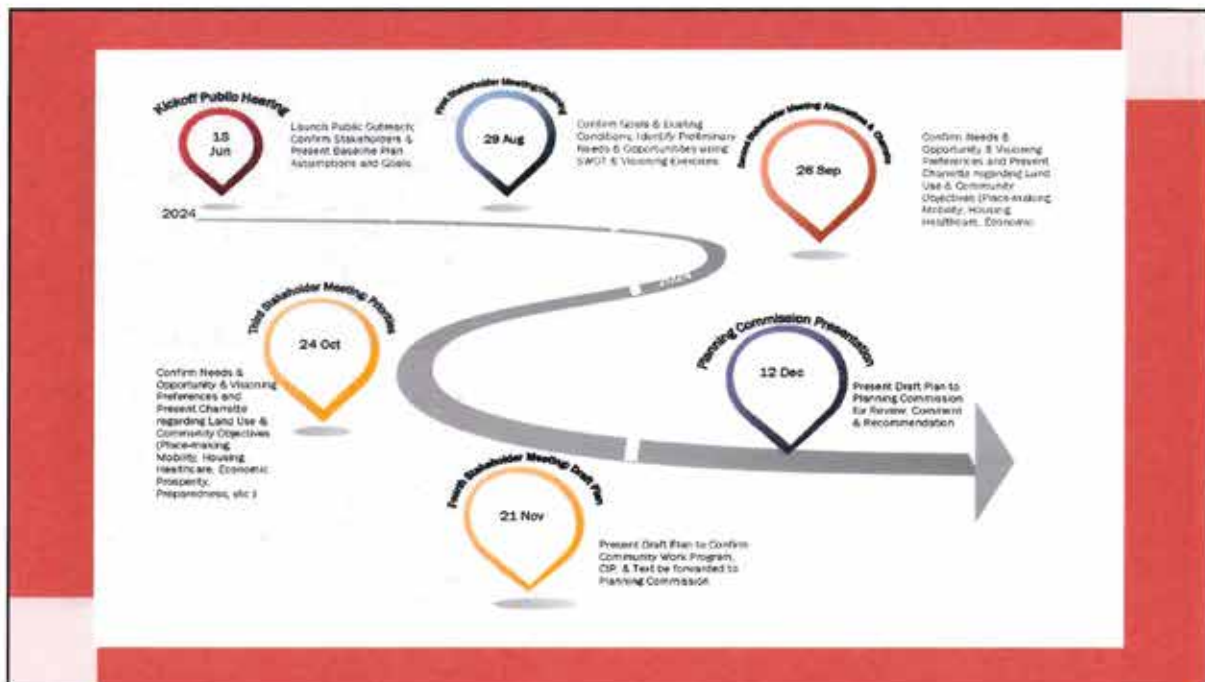
Quality Community Objectives

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



11

11



12

Stakeholder Steering Committee Meetings

Meeting	Meeting	Purpose	Location
August 29 th	Stakeholders #1	SWOT & Visioning Exercises	City Hall
September 26 th	Stakeholders #2	Alternatives, Place-Making & Land Use Charrette	TBD
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13

13

Stakeholder Steering Committee Members

Organization	Name	Organization	Name
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Bainbridge City Council	Roslyn Palmer	Hospital	Jamie Sinko
Planning Commission	Lachanda Mackey	Chamber of Commerce	Kyle Kelley
Bates Engineering	Jason Lee	Downtown Development Authority	Darrell Cox
Recreation Authority	Jeff Rich	Convention & Visitors Bureau	Alesia Brinson
COB Community/Economic Dev	Steve O'Neil	School System	Boyd English
COB Engineering	Gabe Menendez	Housing Authority	Nadine Beard
COB Administration	Roy Oliver	Bryant Funeral Home	Landen Bryant
COB Public Safety (Police)	Redell Walton		

14

14

City Council Meetings regarding the Comprehensive Plan

Meeting	Meeting	Purpose	Location
June 18 th	City Council (1 st Public Hearing)	Kickoff & First Public Hearing	City Hall
January 21 st , 2025	City Council Receives Draft Plan	City Council Receives Draft Plan	City Hall
February 18 th , 2025	City Council (2 nd Public Hearing)	Review and Forward to SWGRC (& Ga DCA)	City Hall
April/May/June Meeting, 2025	City Council	City Council Action to Adopt the Final Plan	City Hall
October 1 st , 2025	Georgia DCA	DCA Requalifies Bainbridge as QLG	City Hall

15

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Takeaways

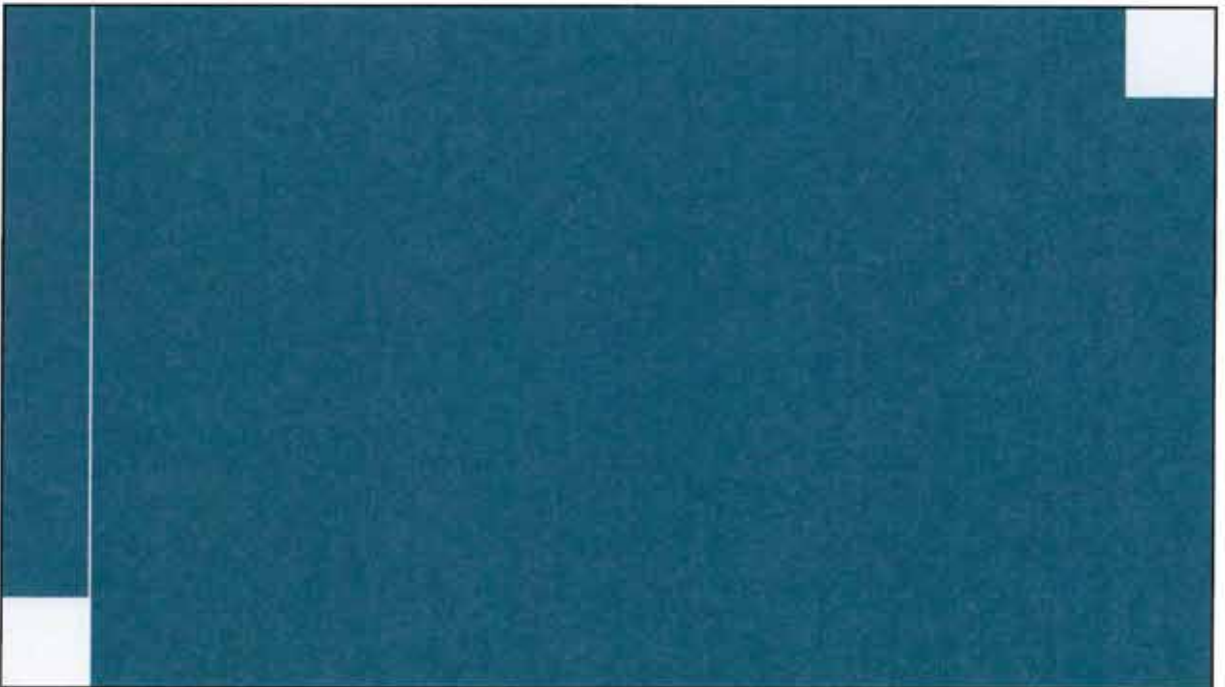
- The Plan must Meet State DCA Requirements
 - Provide Guidance for Bainbridge Policy & Other Decisionmakers
 - Maintain Quality Community Status for Funding and Grants
- Planning is Engagement
 - Public Input is Required and Desired
 - Stakeholders are asked to Speak for the Community
 - Project Website will provide Information and Opportunities for Comment
 - Let others know about the Plan
- Schedule
 - Plan Must Meet State and Regional Guidelines for Review
 - Plan must be Approved for Qualified Local Government (QLG) status

16

16



17



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Comparable Cities

CITY	STATE	2020 POP ¹	%delta	2010 POP ²	%delta	2000 POP ³	AREA ⁴	DENSITY ⁵	DISTANCE ⁶	NOTES
Bainbridge	GA	14,423	13.9%	12,697	8.3%	11,722	19.8	731.6	0	
Albany	GA	68,089	-10.1%	77,434	6.0%	76,939	55.1	1264.8	59	Metro Center
Americus	GA	15,703	-4.8%	17,041	2.0%	17,013	11.4	1430.0	95	Size
Blakely	GA	5,371	8.0%	5,068	-11.0%	5,696	17.6	306.0	42	County Seat
Cairo	GA	10,179	6.0%	9,607	4.0%	9,239	9.8	1037.2	24	County Seat
Camilla	GA	5,187	-3.2%	5,360	-5.5%	5,669	6.6	785.7	35	County Seat
Chattahoochee	FL	2,955	-19.1%	3,652	11.1%	3,287	5.6	527.6	26	
Colquitt	GA	2,001	0.5%	1,992	2.7%	1,939	8.2	243.1	22	County Seat
Donalsonville	GA	2,833	8.9%	2,650	-5.2%	2,796	4.0	713.4	21	County Seat
Dodhan	AL	71,072	8.5%	65,496	13.4%	57,737	89.4	795.0	55	Metro Center
Marianna	FL	6,245	2.3%	6,102	-3.1%	6,230	18.6	335.8	51	
Moultrie	GA	14,636	2.8%	14,268	-0.8%	14,387	16.7	878.0	58	Size/County Seat
Quincy	FL	7,970	0.0%	7,972	14.2%	6,982	11.7	684.2	25	
Tallahassee	FL	201,731	8.2%	181,376	20.4%	150,624	101.9	1926.0	40	Metro Center
Thomasville	GA	18,881	2.5%	18,413	1.4%	18,162	15.0	1257.6	39	County Seat
Valdosta	GA	55,378	1.6%	54,518	24.7%	43,724	26.0	1539.9	82	Metro Center
Waycross	GA	18,442	-4.8%	14,649	-4.5%	10,333	11.9	453.7	143	Size/County Seat
Jefferson	GA	13,233	40.3%	9,432	146.6%	3,825	22.5	587.3	276	Size/County Seat

More Notes:

¹ 2020 Census

² 2010 Census

³ 2000 Census

⁴ Square Miles Land Area

⁵ Population/Square Mile

⁶ Distance from Gainesville

The Bainbridge 2025-2050 Comprehensive Plan

Public Meeting Comment Card

Please Print Responses:

Today's Date: _____

Name: _____

E-Mail and/or Phone Number: _____

Address: _____

How did You hear about this Meeting? Radio ☐ Newspaper ☐ Signs ☐

Website ☐ Word of Mouth ☐ Other _____

Was the location convenient for you to attend? ☐ Yes ☐ No

Was the time convenient for you to attend? ☐ Yes ☐ No

If no, please suggest a better venue or time for you to attend: _____

Please share your suggestions on improving future planning meetings and/or any questions or comments you would like to be considered as part of this project: _____

Please return at the meeting, or scan and send a copy by email to: J.Fatti@robertco.com.



PUBLIC NOTICE

COMMUNITY INPUT

COMPREHENSIVE PLAN VISIONING SESSION

Thursday, August 29th at 6:00 p.m. in the Council Chambers at City Hall (101 S. Broad St)

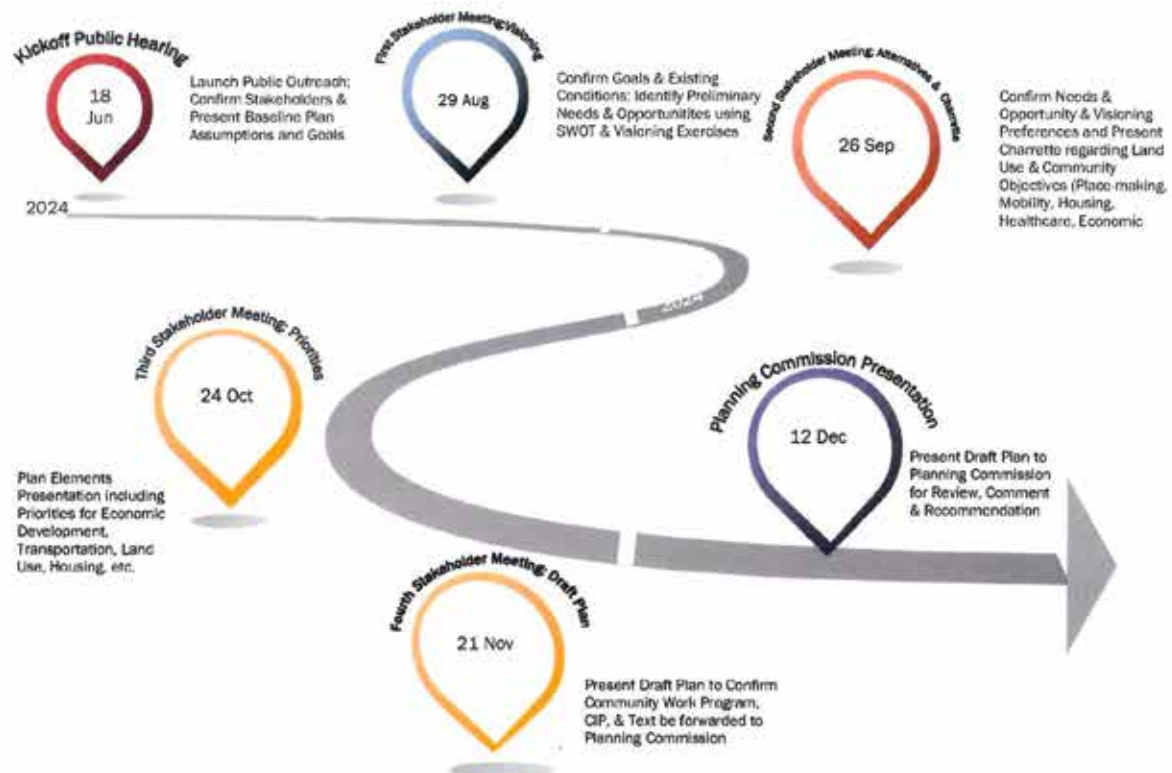
The City of Bainbridge will hold a Community Input Meeting to gather feedback on Strengths and Weaknesses, Needs and Opportunities, and to provide community stakeholders with a forum to participate in Visioning Exercises for the City's future. The meeting will take place on Thursday, August 29th at 6:00 p.m. in the Council Chambers at City Hall (101 S. Broad St).

This Community Input Meeting is an essential part of the Comprehensive Plan development process. Community participation is crucial for the successful creation of a plan that reflects the needs and aspirations of Bainbridge residents.

Copies of the current Comprehensive Plan are available on the city's website at www.bainbridgecity.com. Questions should be directed to Steve O'Neil at the City of Bainbridge – Community Development Division at steveo@bainbridgecity.com or to Jamil Fatti with Robert & Company Consulting at j.fatti@robertco.com.

We look forward to your participation!

COMPREHENSIVE PLAN SCHEDULE



SIGN-UP / SIGN-IN SHEET

Bainbridge Tomorrow 2025-2050 Comprehensive Plan First Stakeholders' Meeting

DATE: August 29, 2024 (Thursday)

PRINT NAME	Address	E-Mail	Phone
JOHN FORD	ROBERT AND Co.	j.ford@robertco.com	404 577-4000
Nadine Beard	BHA-		6-5386
Queen Turner			
Lesley Taylor	118 Flint st Btge Ga		
Alesia Brinson	—	—	—
LeeAnn Ellkins			
Diane Smith	804 Martin Street		
Donna Barber	1817 Pondtown Rd	d_barber1@att.net	
David Barber	" " " "		
Jamie Sinko			
Josephine Walker	409 Church St.		
Darrell Cox	1000 Carvers Rd		

SIGN-UP / SIGN-IN SHEET

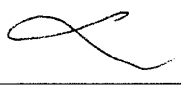
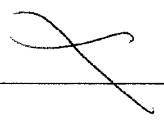
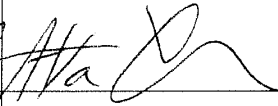

Bainbridge Tomorrow 2025-2050 Comprehensive Plan First Stakeholders' Meeting

DATE: August 29, 2024 (Thursday)

PRINT NAME	Address	E-Mail	Phone
GABRIEL MENDOZA	COB	GabrielM@BainbridgeCity.com	229 726-4098
Dorval Jones	908 North		
Tobin Ayala	1555 N. Rd	NANA B0441@gmail.com	
Corone A Freeman	143 Carrie Bell Ave	Bd 5c	
Bonnie Jones	618 M.L. Kura Blvd		
JASON LEE	445 TOWN DAIRY RD	Jasonlee@btsinc.com	
Thom Dasilva	3813 Bethel Rd	TDasilva.01@gmail	
Kyle Kelley	3700 Old Whig - Rd	KyleKelley66@gmail	229-400-4106
London Bryant			
Rollins Miller	601 Middlebrook Cr. hall, FL 32312	rollinsm@premiergrouprealtty.com	220-2704
Tina Butler	PO Box 8522	tdbutler	229
	Box 61 3968	3000@gmail.com	220-4420
LJ Stucky			505 659 6332

Bainbridge Tomorrow 2025-2050 Comprehensive Plan First Stakeholders' Meeting

DATE: August 29, 2024 (Thursday)

PRINT NAME	Address	E-Mail	Phone
Kirgg Close	866 S. West St.		
Bethany Grej	138 Deer trail		
Loretta Barbera	124 Pineywood dr		
Lauri Suga White	4277 Townstar Rd		
Paul Gilliam	Sagin Associates	pgilliam@sagin.com	
Jonathan Fykes	1805 Wilbur Avenue 501	fykes.j@outlook.com	229-726-8518
Roslyn Palmer	PO Box 262 Bdg		

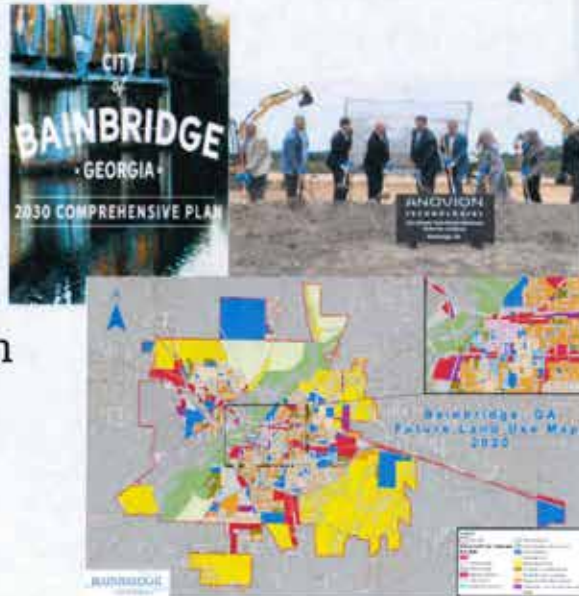
Bainbridge Tomorrow

Steering Committee Meeting #1
August 29, 2024

1

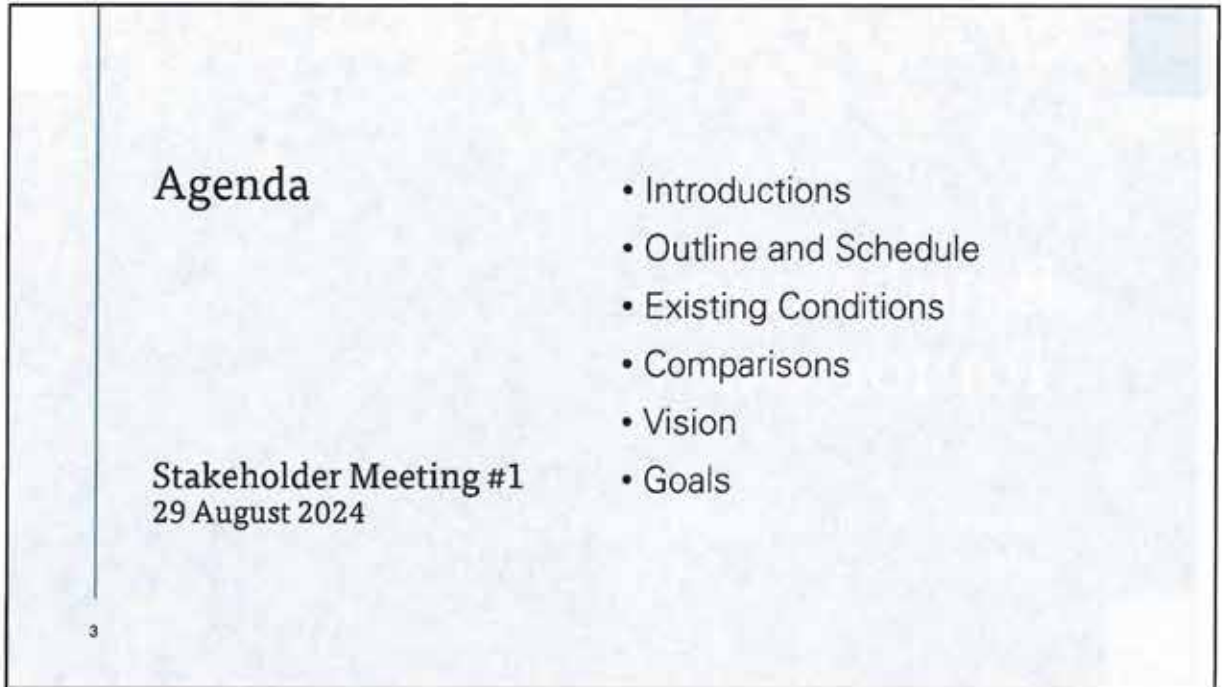
The Bainbridge Comprehensive Plan 2025-2050

Tomorrow Starts with Today!



2

2

A presentation slide with a light blue background and a white vertical bar on the left. The word "Agenda" is in a large, dark font. Below it, the text "Stakeholder Meeting #1" and "29 August 2024" is displayed. To the right, a bulleted list contains six items: "• Introductions", "• Outline and Schedule", "• Existing Conditions", "• Comparisons", "• Vision", and "• Goals". A small number "3" is located at the bottom left of the slide.

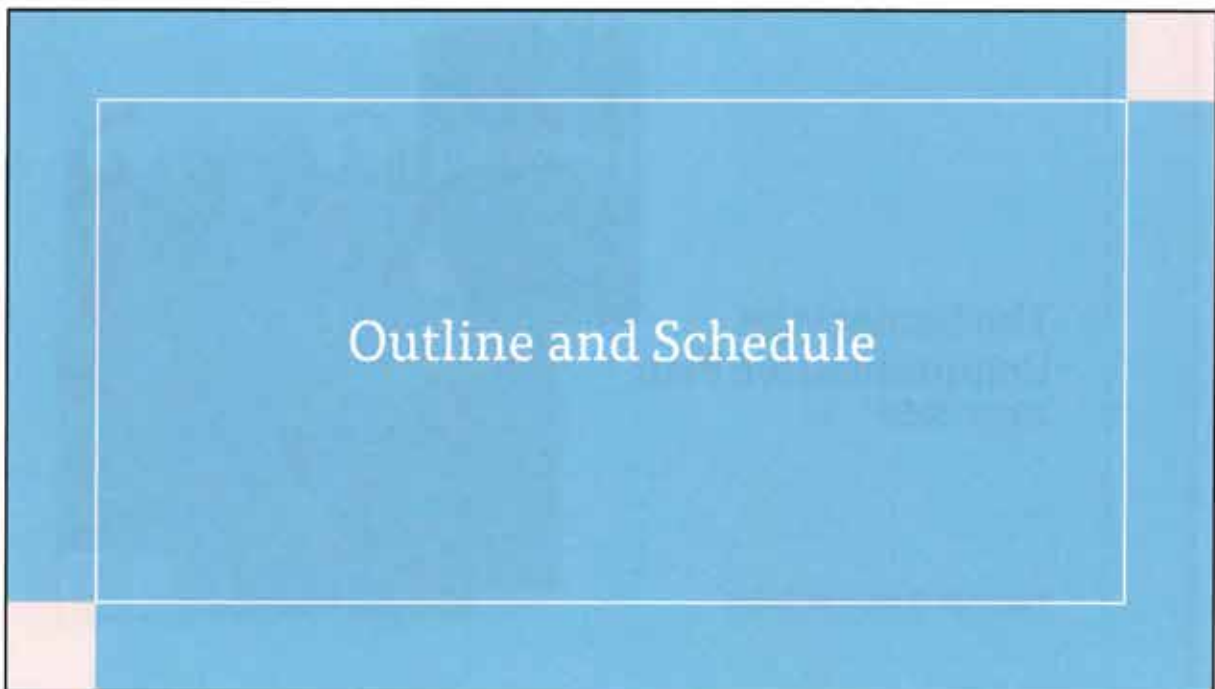
Agenda

Stakeholder Meeting #1
29 August 2024

- Introductions
- Outline and Schedule
- Existing Conditions
- Comparisons
- Vision
- Goals



3

3

A presentation slide with a solid blue background. A white rectangular border is centered on the slide, and the text "Outline and Schedule" is written in white within this border. Small pinkish-red squares are visible in the top right and bottom left corners of the slide.


Outline and Schedule

4

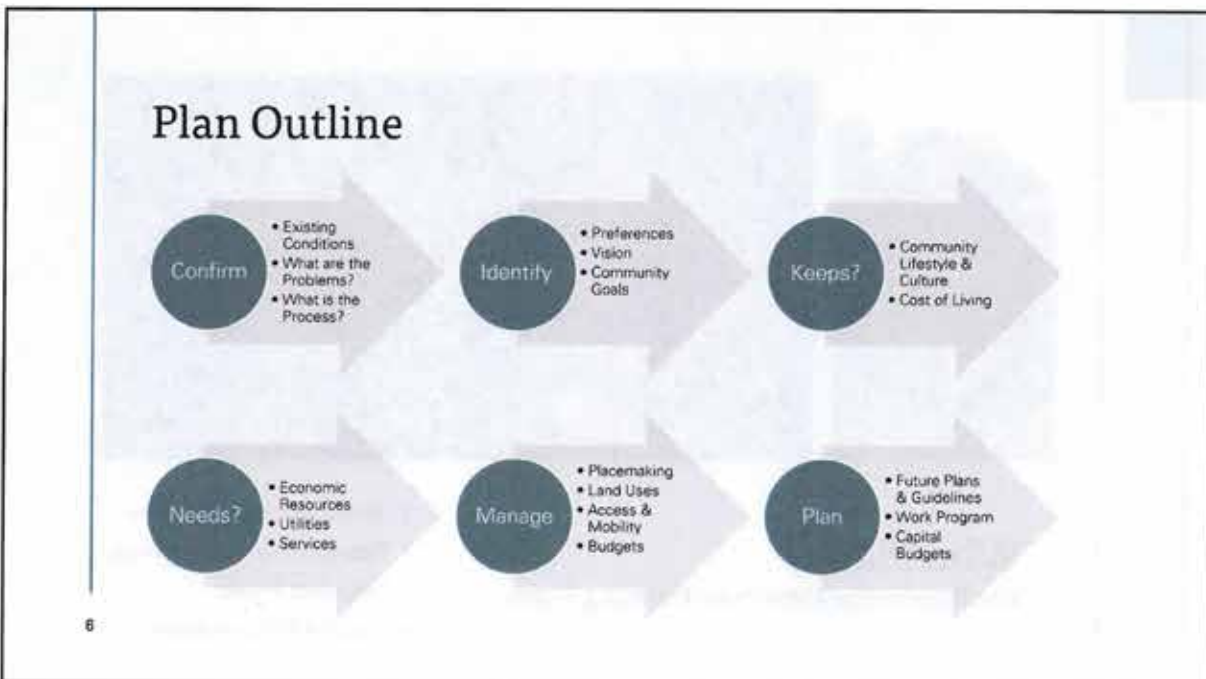



Why Plan?

- *Health Safety and Welfare*
- *Economic Opportunity & Vibrancy*
- *Reliability and Resiliency*
- *State and Local Coordination*
- *Consistent Standards*



5



6

Qualified Local Government Status

Local governments must meet the statutory definition of "Qualified Local Government" to be eligible for the programs listed. Local governments which do not fulfill the requirements articulated by statute are **disqualified** from participating in these programs. Locally created authorities are likewise disqualified from participation when their creating governments are disqualified.



7

Loan & Grant Programs Requiring QLG Status

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 CD Block Grants
 Continuum of Care
 Downtown Development Revolving Loan Funds
 Emergency Solutions Grants
 Employee Incentive Programs
 Georgia Heritage Grants
 Historic Preservation Fund Grants
 Home Investments Partnership Programs
 Immediate Threat & Danger Grants
 One Georgia Programs
 Redevelopment Fund Programs
 Regional Economic Business Assistance Programs
 State Housing Trust Funds
 State Re-Entry Partnership Housing Grants

7



Who Plans?

The Bainbridge Tomorrow Planning Team

- Identified Stakeholders
- Responsible Consultants
- Engaged Public
- Elected Policymakers

8

Engagement!

- **Planners seek Opinions** to help create the narrative and ensure the Community is informed, respected, and heard.



- **Local Geography, History, and Sense of Place** must be remembered throughout the Planning Process.
- **Planning Narratives** should be easy to understand, relatable, and make common sense.
- **Continuing Communications** must be updated to ensure important information is shared. The Website should be a regular resource for information.
- **Vision requires inclusiveness, transparency, careful design, and commitment to implementation** to support a foundation for consensus.

9

9

Stakeholder Steering Committee Members

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Bainbridge City Council	Roslyn Palmer	Hospital	Jamie Sinko
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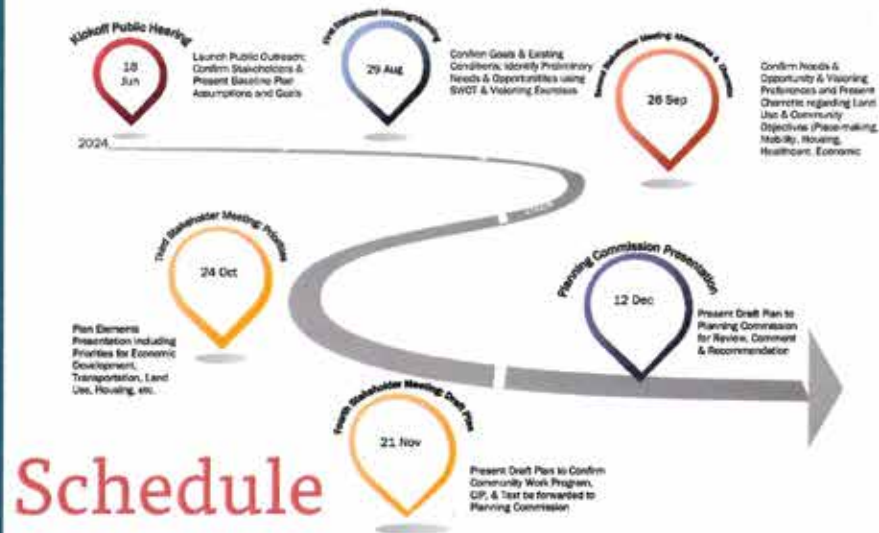
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12

Planning Process

- The Plan must Meet State DCA Requirements
 - Provide Guidance for Bainbridge Policy & Other Decisionmakers
 - Maintain Quality Local Government (QLC) Status for Funding and Grants
 - Meet State and Regional Guidelines for Review
 - Provide Opportunities for Public Engagement
 - Stakeholders are asked to Represent the Community (Meetings are Open)
 - Project Website will provide Information and Opportunities for Comment
 - Please be courteous!

13

13

Planning Elements

- Community Goals
- Needs & Opportunities (City Services & Facilities)
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- Economic & Workforce Development
- Land Use
- Transportation & Mobility
- Housing
- Community Work Plan
- Capital Improvements Program



14

14

Quality Community Objectives

- Economic Prosperity
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- Efficient Land Use
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



15

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Existing Conditions

16

Physical Setting and Infrastructure

Vulnerability to Extreme Weather



17

Physical Setting and Infrastructure

Stormwater and Flood Management



18

Population Dynamics

- Subtle Shifts in Population Trends
- Daytime Population compared to Residential Population



19

19

Economic Profile

- Emergence of New Industries
- Economic Disparities



20

20

Education and Workforce Development



21

21

Housing

- Existing Housing Conditions
- Population Density and Housing Type



22

22

Green Space and Natural Resources

- Importance of the Flint River Corridor
- Enhancing Green Spaces
- Air Quality and Environmental Health



23

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Comparisons

24

24

Comparable Cities

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Notes:

¹ 2020 Census

² 2010 Census

³ 2000 Census

⁴ Square Miles Land Area

⁵ Population Density

⁶ Distance from Bainbridge

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What is a SWOT Assessment?



26

Strengths

FACTORS	External	Internal	OPPORTUNITIES	THREATS
STRENGTHS				
WEAKNESSES				

22

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SUSTAINABLE URBAN DESIGN FRAMEWORK

TOPIC AREAS IN URBAN DESIGN Organized by Scale

	REGION & CITY	DISTRICT & NEIGHBORHOOD	BLOCK & STREET	PROJECT & PARCEL
1 Energy Use & Greenhouse Gas (Transportation & Land Use)	1.00 Compact Development (For Density & Proximity) 1.01 Robust Transit Networks 1.02 Robust Bicycle Networks 1.03 Beloved Vehicular Networks 1.04 Regional Land Use Mix	1.20 Robust Pedestrian Networks 1.201 Small & Defined Blocks 1.202 Street Network Connectivity 1.21 High-Density Zoning & Parking 1.22 District-Scale Parking 1.23 High District Land Use Mix	1.30 Multimodal Street Design 1.301 Pedestrian-Friendly Streets 1.302 Bicycle-Friendly Streets 1.303 Transit-Friendly Streets 1.304 Limiting Motor Vehicle Impact 1.31 Dense & Street-Activating Skyscrapers 1.32 Site-Scale Parking Design	1.40 Active Street Edges 1.41 High Internal Connectivity 1.42 Dense & Street-Activating Buildings 1.43 Site-Scale Parking Design
2 Water	2.10 Compact Development (For Limited Impact on Natural Systems) 2.11 Avoid Flood-Prone Areas	2.20 Robust Stormwater Networks 2.21 Daylight & Restore Waterways	2.30 High Surface Permeability 2.31 Robust Urban Forest 2.32 Green Stormwater Infrastructure	2.40 Rainwater Capture & Reuse 2.41 High Surface Permeability 2.42 Robust Urban Forest 2.43 Green Stormwater Infrastructure
3 Ecology & Habitat	3.10 Compact Development (For Limited Impact on Natural Systems) 3.11 Avoid Ecologically Sensitive Areas 3.12 Robust Ecological Networks	3.20 Ecological Corridors & Patches 3.21 Daylight & Restore Waterways 3.22 Avoid Ecologically Sensitive Areas	3.30 High Surface Permeability 3.31 Robust Urban Forest 3.32 Microhabitat Creation 3.321 High Vertical Complexity 3.322 Native Vegetation 3.33 Wildlife Crossings 3.34 Robust Ecological Area Buffers 3.35 Limited Light Pollution	3.40 High Surface Permeability 3.41 Robust Urban Forest 3.42 Microhabitat Creation 3.421 High Vertical Complexity 3.422 Native Vegetation 3.43 Wildlife Crossings 3.44 Robust Ecological Area Buffers 3.45 Limited Light Pollution
4 Energy Use & Production (Non-Transportation)	4.10 Compact Development (For Limited Embedded Energy in Infrastructure)	4.20 Street & Block Orientation 4.21 High-Density Zoning & Parking	4.30 Dense & Energy-Efficient Building Types 4.31 Urban Microclimates 4.311 Cool & Green Surfaces 4.312 Robust Urban Forest 4.313 Street 18-to-1 Width Ratio	4.40 Infill Development 4.41 Dense & Energy-Efficient Building Types
5 Equity & Health	See Energy Use & Greenhouse Gas (1.00 - 1.40) To Maximize 5.10 Compact Development (For Proximity Access & Reduced Infrastructure Cost) 5.11 Equitable Distribution of Uses & Services	5.20 Balanced Block Size 5.21 High-Density Zoning & Parking 5.22 Limited Location of Point Source Pollution 5.23 Mix of Housing Unit Types 5.24 Equitable Distribution of Uses & Services	Access, Affordability, Activity, Safety, and Social Mobility 5.30 Active & Attractive Open Space 5.31 Robust Urban Forest 5.32 Affordable Housing Typologies 5.33 Site Design For Community Safety & Inclusion 5.34 Mix of Housing Unit Types	5.40 Infill Development 5.41 Mix of Housing Unit Types 5.42 Active & Attractive Open Space 5.43 Affordable Housing Typologies 5.44 Site Design For Community Safety & Inclusion

28

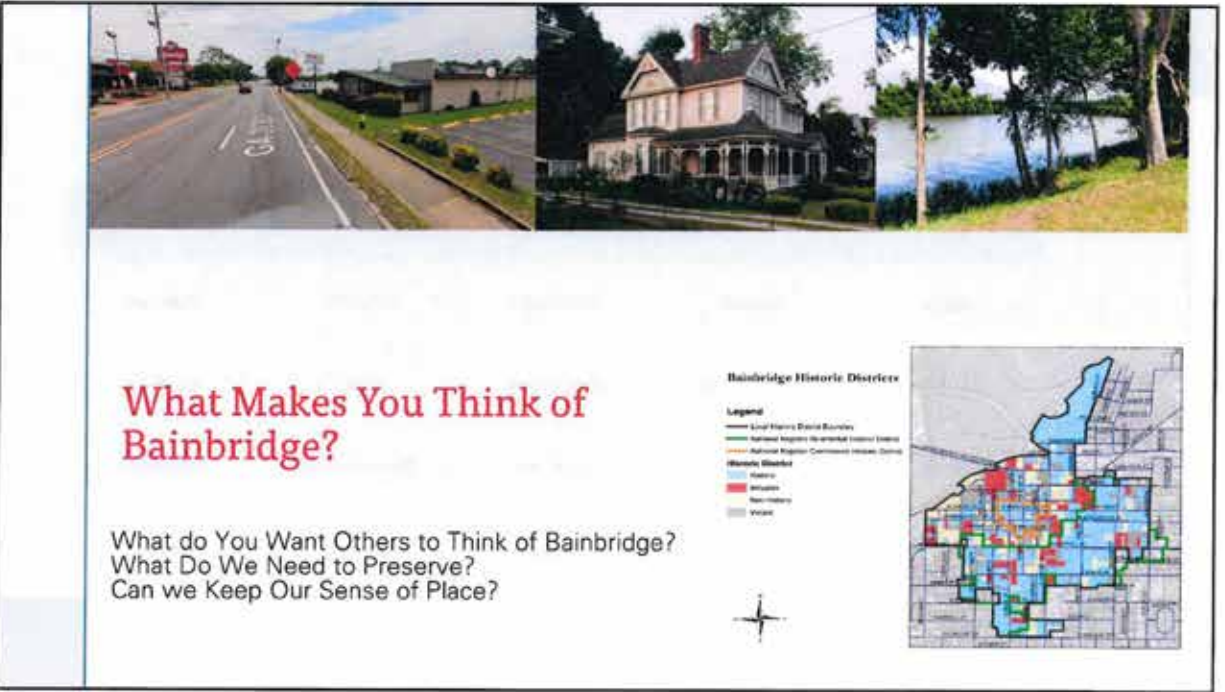
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Vision

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What Makes You Think of Bainbridge?

What do You Want Others to Think of Bainbridge?
What Do We Need to Preserve?
Can we Keep Our Sense of Place?

Baldridge Historic Districts

Legend

Source: U.S. Census Bureau, *U.S. Census of Population, Housing, and Income*, 1990, Table H001.

Legend: Agricultural Region, Agricultural Region, Agricultural Region

Stunningly Simple
and **Smart**

Red = 100% = 100%

Vertrag

i

✦

1

30

What is a Vision Statement?

- A vision statement identifies the aspirations and expectations for the future within the parameters of the Comprehensive Plan and outlines the strategies needed to achieve the vision.



- Think of the "Vision" as the Future Brand showing the City's Most Important Values.

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Key Aspirational Values for the Vision

Key Aspirational Values for the Vision				
Safe	Secure	Affordable	Efficient	Cultured
Modest	Accessible	Interesting	Quiet	Bustling
Open	Trending	Humble	Remarkable	Adaptable
Attractive	Bold	Modern	Practical	Bright

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What Do You Want Bainbridge to Be?

A Safe and Secure Place to Live?
 Affordable?
 Good Jobs and Opportunities?
 Efficient Operations
 Opportunities



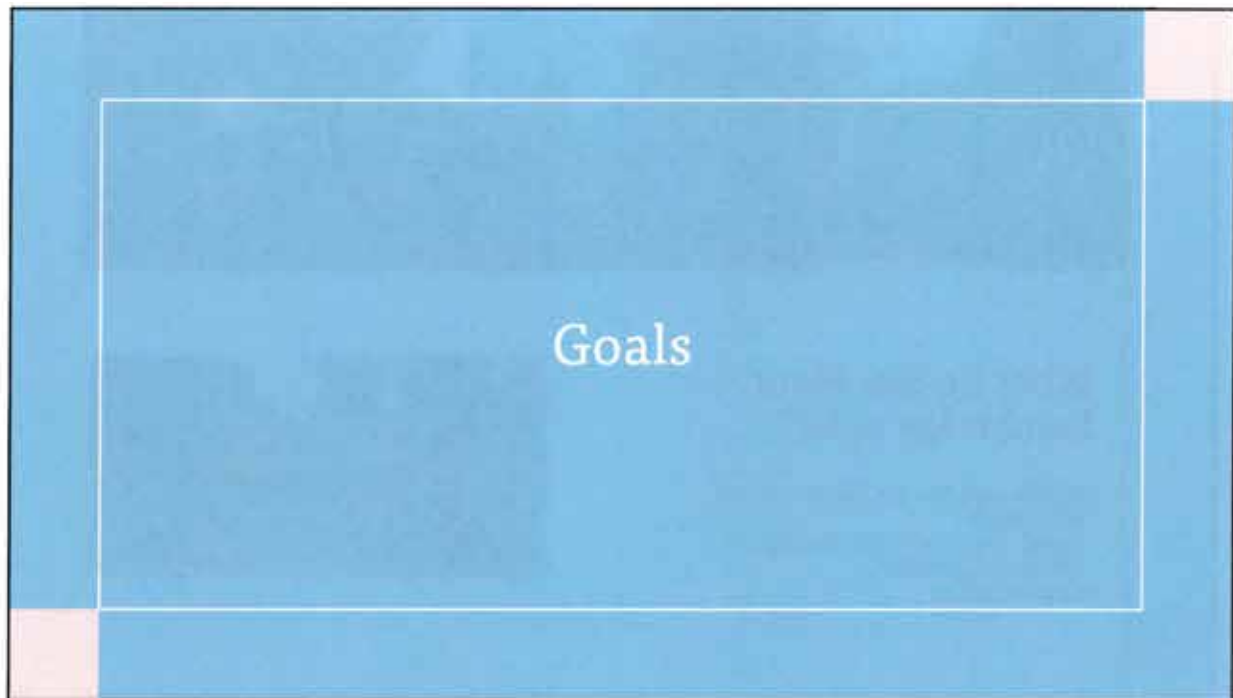
33

What do You Want to Start, To Stop, To Continue

Start	Stop	Continue
<p>Activities that may:</p> <ul style="list-style-type: none"> Improve processes Reduce waste Have positive impact on how the team operates 	<p>Activities that:</p> <ul style="list-style-type: none"> Are inefficient Waste time or resources Have a negative impact on how people feel or the way the team works 	<p>Activities that:</p> <ul style="list-style-type: none"> The team has tried and were successful That are not yet part of common practice
<div>Regular site assessment process</div> <div>Auditing and tracking work</div>	<div>Reducing research weights in PDF doc</div> <div>Deleting time in unproductive meetings</div> <div>Accepting late-minute requests</div>	<div>Practicing collaboration</div> <div>Investing in internal team training</div>

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Goals from the Current Plan

- Economic Development
 - Expand existing businesses and industries suitable for the City and its workforce
 - Consider local skills in proposed economic development projects
 - Identify Best locations for industries and extend utilities to accommodate future industrial development in identified areas
 - Encourage downtown development
 - Work with vocational training programs to ensure adequate supply of trained workforce
 - Create diverse economic assets to provide resistance to economic recession
 - Increase tourism to improve regional tax base and local government abilities to provide services and recreational opportunities

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1 of 3 from 2030 Comprehensive Plan

36

Goals from the Current Plan

- Public Infrastructure
 - Continue to identify and implement public facilities maintenance list to address street conditions and flooding
 - Expand utilities consistent with expansion of development
- Parks & Public Spaces
 - Provide pleasant public gathering places and parks to serve the community
 - Continue to implement the waterfront connectivity plan to provide active and passive recreational opportunities
 - Plan for pedestrian and bicycle connections between major bicycle traffic generators and destinations (residential neighborhoods, schools, and shopping)
 - Continue to implement the Bainbridge Downtown Master Plan

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2 of 3 from 2030 Comprehensive Plan

37

Goals from the Current Plan

- Housing
 - Help transition resident from public subsidized housing to affordable homes
 - Encourage housing policies, choices, and patterns that move people upward from dependence to independence (home ownership)
 - Encourage development of housing options for all income ranges
 - Encourage property maintenance and reduce the percentage of substandard housing
 - Eliminate substandard or dilapidated housing in the community
 - Improve and use code enforcement to help improve neighborhood appearance
 - Address homelessness and partner with organizations that can assist
 - Identify and coordinate with organizations that can help fight against homelessness
 - Assess the needs of individual homeless persons
 - Help low-income families avoid becoming homeless

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3 of 3 from 2030 Comprehensive Plan

38

Potential Goals to be Added

- Educational Opportunities
 - Support local technical colleges and expanded local college course opportunities to increase local workforce and continuing education resources in the region
- Community Healthcare
 - Maintain Programs to Support the Hospital and Manor
 - Support senior care and retirement facilities in the area
- Local Emergency Preparedness
- Regional Cooperation and Resource Management
- Economic Prosperity
- Efficient Land Use and Sense of Place
- Transportation Options
 - Support Improvement of Port Facility(?)

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Next Stakeholders Meeting

September 26th

Stakeholders#2

Alternatives, Place-Making & Land Use Charrette

TBD

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Takeaways

- The Plan must Meet State DCA Requirements
 - Provide Guidance for Bainbridge Policy & Other Decisionmakers
 - Maintain Quality Community Status for Funding and Grants
- Planning is Engagement
 - Public Input is Required and Desired
 - Stakeholders are asked to Speak for the Community
 - Project Website will provide Information and Opportunities for Comment
 - Let others know about the Plan
- Schedule
 - Plan Must Meet State and Regional Guidelines for Review
 - Plan must be Approved for Qualified Local Government (QLG) status

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Thank
you

Robert and Company

j.ford@robertco.com

[www.https://robertandcompany.com](https://robertandcompany.com)

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City Council Meetings regarding the Comprehensive Plan

Meeting	Meeting	Purpose	Location
June 18 th	City Council (1 st Public Hearing)	Kickoff & First Public Hearing	City Hall
January 21 st , 2025	City Council Receives Draft Plan	City Council Receives Draft Plan	City Hall
February 18 th , 2025	City Council (2 nd Public Hearing)	Review and Forward to SWGRC (& Ga DCA)	City Hall
April/May/June Meeting, 2025	City Council	City Council Action to Adopt the Final Plan	City Hall
October 1 st , 2025	Georgia DCA	DCA Requalifies Bainbridge as QLQ	City Hall

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PUBLIC NOTICE

COMMUNITY INPUT

BAINBRIDGE TOMORROW

COMPREHENSIVE PLAN – LAND USE PLANNING SESSION

The City of Bainbridge will hold a community meeting to gather information and feedback to provide community stakeholders with a forum to define planning goals, discuss the City's future, and participate in a Land Use Charrette planning exercise as part of the proposed Bainbridge 2025–2050 Comprehensive Plan. The meeting will take place at 6:00 p.m. on Thursday September 26th at the Bainbridge Public Safety Training Center (The former John Johnson Elementary School), 1947 South West Street, Bainbridge. Parking is on the south side of the building.

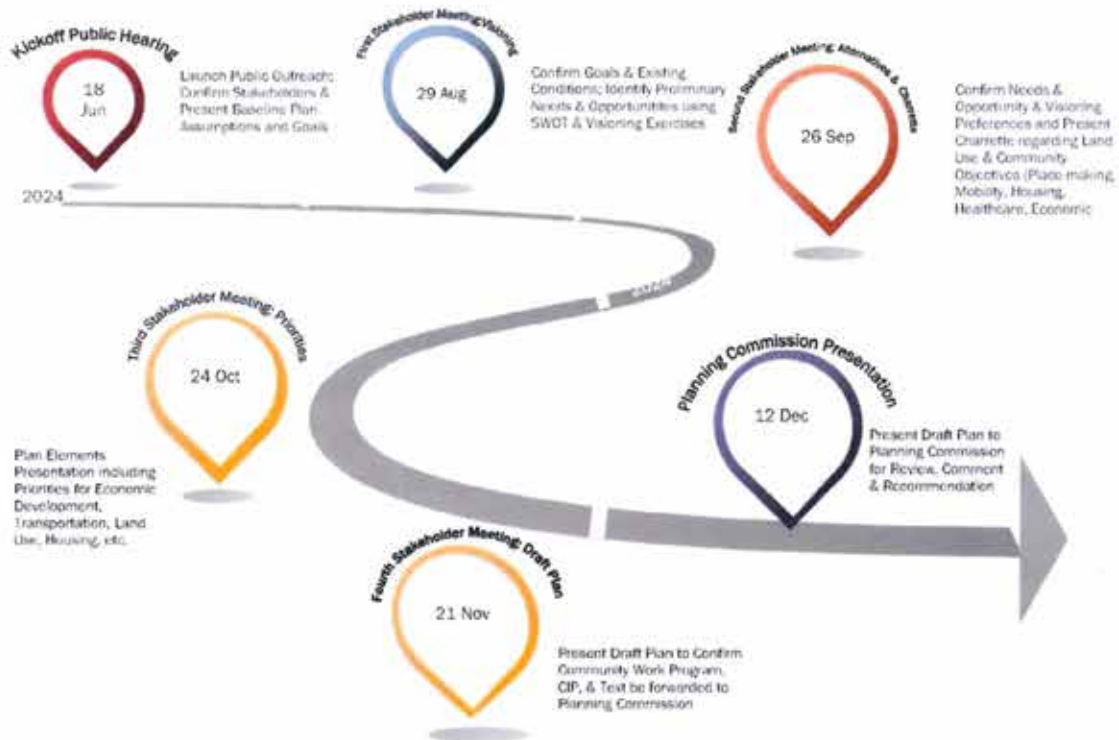
Community participation is crucial for the successful development of a plan that reflects the needs and aspirations of Bainbridge residents, and community input meetings are an essential part of the proposed 2025–2050 "Bainbridge Tomorrow" Comprehensive Plan.

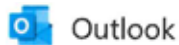
Copies of the current Comprehensive Plan for the City of Bainbridge are available on the city's website at www.bainbridgecity.com. Questions should be directed to Steve O'Neil at steveo@bainbridgecity.com at the City of Bainbridge Community Development Division or to Mr. Jamil Fatti with Robert and Company at j.fatti@robertco.com

We look forward to your participation!



COMPREHENSIVE PLAN SCHEDULE





Rescheduled Community Meeting for Bainbridge Comprehensive Plan

From Jamil Fatti <j.fatti@robertco.com>

Date Tue 9/24/2024 10:06 AM

Good morning,

We hope this message finds you well. Due to the anticipated impact of Hurricane Helene, we have decided to reschedule our upcoming community meeting for the Bainbridge Comprehensive Plan, originally scheduled for this Thursday, September 26th.

The new meeting date is:

Thursday, October 24th, at 6:00 p.m.

The location will remain the same:

Bainbridge Public Safety Training Center (Former John Johnson Elementary School)

1947 South West Street, Bainbridge, GA

Parking is available on the south side of the building.

Your participation is crucial to the development of a comprehensive plan that reflects the needs and aspirations of the community. We apologize for any inconvenience this change may cause and hope you can join us on the new date.

If you have any questions, please do not hesitate to reach out to me at j.fatti@robertco.com.

Thank you for your understanding and continued support.

Stay safe, and we look forward to seeing you in October!

Best regards,

Jamil Fatti

Jamil Mohamed Fatti, PLA | Senior Landscape Architect

Robert and Company

T: (404) 577-4000 x2026

229 Peachtree Street N.E. | International Tower | Suite 2000

Atlanta, Georgia 30303 | www.robertandcompany.com

Please consider the environment before printing this email

Rescheduled Community Meeting for Bainbridge Comprehensive Plan

From Jamil Fatti <j.fatti@robertco.com>

Date Tue 9/24/2024 10:18 AM

To kreggc@bainbridgecity.com <kreggc@bainbridgecity.com>; roslynp@bainbridgecity.com <roslynp@bainbridgecity.com>; lachandamackey@gmail.com <lachandamackey@gmail.com>; jasonlee@batesinc.com <jasonlee@batesinc.com>; jeffrich_2000@yahoo.com <jeffrich_2000@yahoo.com>; Gabriel Menendez <gabrielm@bainbridgecity.com>; Roy Oliver <royo@bainbridgecity.com>; redellw@bainbridgecity.com <redellw@bainbridgecity.com>; ryand@bainbridgecity.com <ryand@bainbridgecity.com>; jamies@mh-m.org <jamies@mh-m.org>; kylekelley06@gmail.com <kylekelley06@gmail.com>; dcox@allianceinvestigations.biz <dcox@allianceinvestigations.biz>; alesia@101mentoring.com <alesia@101mentoring.com>; benglish@dcboe.com <benglish@dcboe.com>; nregthomas@bellsouth.net <nregthomas@bellsouth.net>; landen@bryantfuneralga.com <landen@bryantfuneralga.com>

Cc Steve O'Neil, AICP <steveo@bainbridgecity.com>; John Ford <j.ford@robertco.com>; Paul Gilliam PE, PTOE (pgilliam@sain.com) <pgilliam@sain.com>; Daniel Ly <d.ly@robertco.com>

Hello Steering Committee Members,

I hope this message finds you well. Due to the expected impact of Hurricane Helene, we have decided to reschedule our upcoming public meeting for the Bainbridge Comprehensive Plan to ensure the safety and availability of all participants.

New Meeting Details:

Date: Thursday, October 24th

Time: 6:00 p.m.

Location: Bainbridge Public Safety Training Center (Former John Johnson Elementary School)

1947 South West Street, Bainbridge, GA

Parking is available on the south side of the building.

We hope that all of you will be able to join us on the new date.

Please let me know if you have any questions or need additional information. We apologize for any inconvenience this change may cause and appreciate your flexibility and commitment to this important work.

Thank you again for your dedication, and we look forward to seeing you in October.

Kind regards,
Jamil Fatti

Jamil Mohamed Fatti, PLA | Senior Landscape Architect

Robert and Company

T: (404) 577-4000 x2026

229 Peachtree Street N.E. | International Tower | Suite 2000

Atlanta, Georgia 30303 | www.robertandcompany.com

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**Bainbridge Tomorrow 2025-2050 Comprehensive Plan
First Stakeholders' Meeting**

DATE: October 24, 2024 (Thursday)

PRINT NAME	Address	E-Mail	Phone
Dorothy Singleton	Can. 112, S 4097 E. K. Road Rd.		229-220-8272
London Brifort			228-246-3321
Alesia Brinson			229-220-2899
Nadine Beard			
Kyle Kelley			229-900-4100
Jeff Rich			229-347-2901
Jason Lee			229-515-0108
Lynne Butler	P.O. Box 8522 Bdge, GA 39818		229- 222-4420
Barbara McRae	1411 Russell Dr.		229-220-8916
Yvona Merritt			
Lacharde Maukey	11713 Dye St Bdge		220-3530

**Bainbridge Tomorrow 2025-2050 Comprehensive Plan
First Stakeholders' Meeting**

DATE: October 24, 2024 (Thursday)

PRINT NAME	Address	E-Mail	Phone
Gaslyn Palmer			
Jamie Sinko			220-4591
Rollins Miller		rollinsm@premiergrouprecpty.com	220-2704
GABRIEL MENDOZA		Gabe@M@ Bainbridge-City.com	229-726 4098
Thom Dasilva	3513 Bethel.		

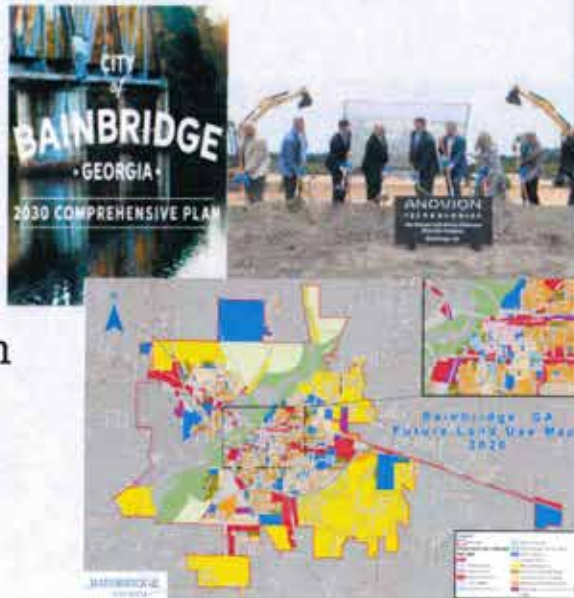
Bainbridge Tomorrow

Steering Committee Meeting #2
October 24, 2024

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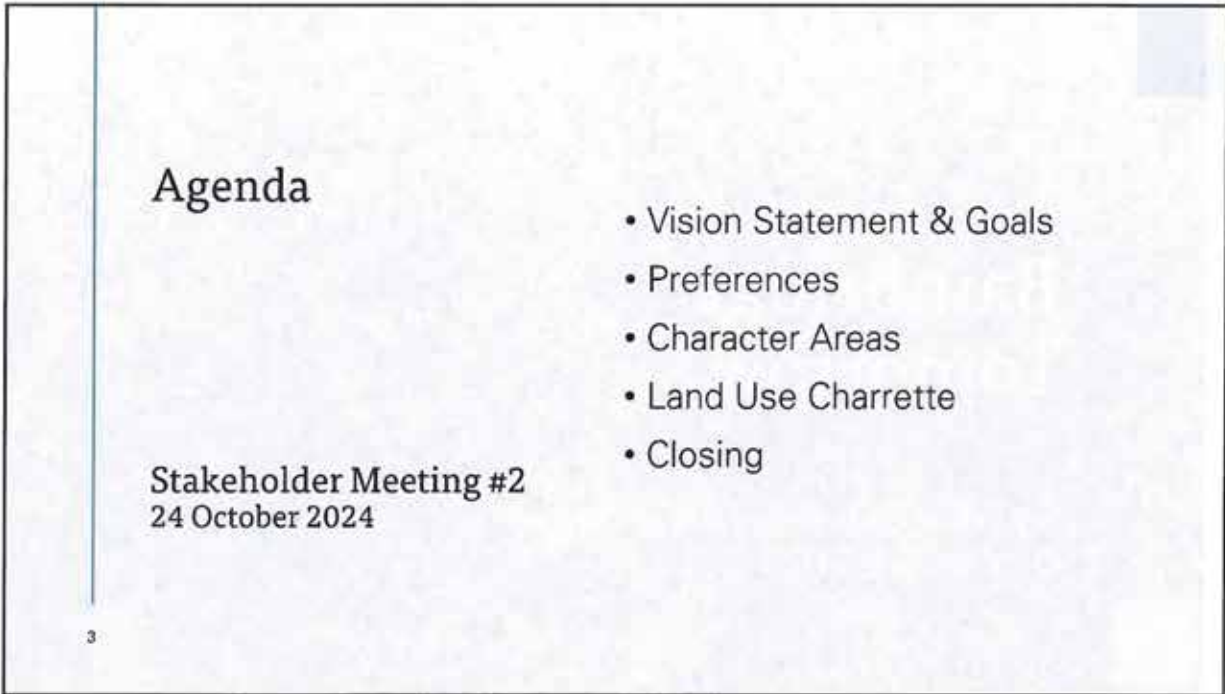
The Bainbridge Comprehensive Plan 2025-2050

Tomorrow Starts with Today!



2

2

A presentation slide with a light blue background and a subtle pattern. A vertical blue line is on the left side. The title 'Agenda' is in a large, dark font. Below it, the text 'Stakeholder Meeting #2' and '24 October 2024' is displayed. To the right, a bulleted list contains five items: 'Vision Statement & Goals', 'Preferences', 'Character Areas', 'Land Use Charrette', and 'Closing'. A small number '3' is in the bottom left corner.

Agenda

Stakeholder Meeting #2
24 October 2024

- Vision Statement & Goals
- Preferences
- Character Areas
- Land Use Charrette
- Closing

3

3

A presentation slide with a solid brown background. A white rectangular border is centered on the slide. The text 'Goals and Objectives' is written in a white serif font in the center of the slide.

Goals and Objectives

4

Quality Community Objectives

- Economic Prosperity
- Resource Management
- Efficient Land Use
- Local Preparedness
- Sense of Place
- Regional Cooperation
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



5

5

Goals and Objectives

- Economic Development
 - Expand existing businesses and industries suitable for the City and its workforce
 - Consider local skills in proposed economic development projects
 - Identify Best locations for industries and extend utilities to accommodate future industrial development in identified areas
 - Encourage downtown development
 - Work with vocational training programs to ensure adequate supply of trained workforce
 - Create diverse economic assets to provide resistance to economic recession
 - Increase tourism to improve regional tax base and local government abilities to provide services and recreational opportunities
 - *Ensure Access to Internet and Continued Expansion of Broadband to support opportunities for education and enterprise*

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Goals and Objectives

- Resource Management
 - Public Infrastructure
 - Continue to identify and implement public facilities maintenance list to address street conditions and flooding
 - Expand utilities consistent with expansion of development
 - Consider impact fees for new development consistent with State Laws
 - *Private Development*
 - *Update zoning and building code requirements to ensure developers provide adequate facilities to accommodate new development that do not negatively affect existing communities*
 - *Pursue public grant opportunities that support the leverage of private investment and economic growth*

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Goals and Objectives

- Sense of Place
 - Parks & Public Spaces
 - Provide pleasant public gathering places and parks to serve the community
 - *Support River Access for Residents and Visitors*
 - Continue to implement the waterfront connectivity plan to provide active and passive recreational opportunities
 - Downtown
 - Continue to implement the Bainbridge Downtown Master Plan
 - *Continue to Promote and Ensure Downtown Safety for visitors and local businesses*

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Goals and Objectives

- **Efficient Land Use**
 - *Work with local neighborhoods to identify and manage potential land use conflicts, impacts, and transitions consistent with community character*
 - *Update zoning and development regulations to address conditional uses, mixed uses, buffers, etc.*
- **Regional Cooperation**
 - *Work with the Regional Commission to address air and water quality issues*
 - *Work with GDOT to enhance safe regional Truck access around activity areas*
- **Local Emergency Preparedness**
 - *Continue to coordinate with Decatur County, State, and other agencies to manage public communications, warnings, readiness, and rapid recovery operations*
 - *Identify programs to mitigate impacts of excessive heat on vulnerable elements of the community*

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Goals and Objectives

- **Housing**
 - **Help transition residents from public subsidized housing to affordable homes**
 - Encourage housing policies, choices, and [patterns that move people upward from dependence to independence (home ownership)]
 - Encourage development of housing options for all income ranges
 - **Encourage property maintenance and reduce the percentage of substandard housing**
 - Eliminate substandard or dilapidated housing in the community
 - Improve and use code enforcement to help improve neighborhood appearance
 - **Address homelessness and partner with organizations that can assist**
 - Identify and coordinate with organizations that can help fight against homelessness
 - Assess the needs of individual homeless persons
 - Help low-income families avoid becoming homeless

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Goals and Objectives

- Educational Opportunities

- *Support local technical colleges and expanded local college course opportunities to increase workforce training and continuing education resources in the region*
- *Work with Decatur County Schools to support vocational training for emerging industries and technologies*
- *Support river management and freshwater environmental education opportunities*

- Community Health

- *Identify and maintain programs to support the Bainbridge Hospital and Manor and expand local healthcare resources such as neonatal, emergency care, etc.*
- *Support senior care and retirement facilities in the area to allow older residents and incoming retirees to age nearby*

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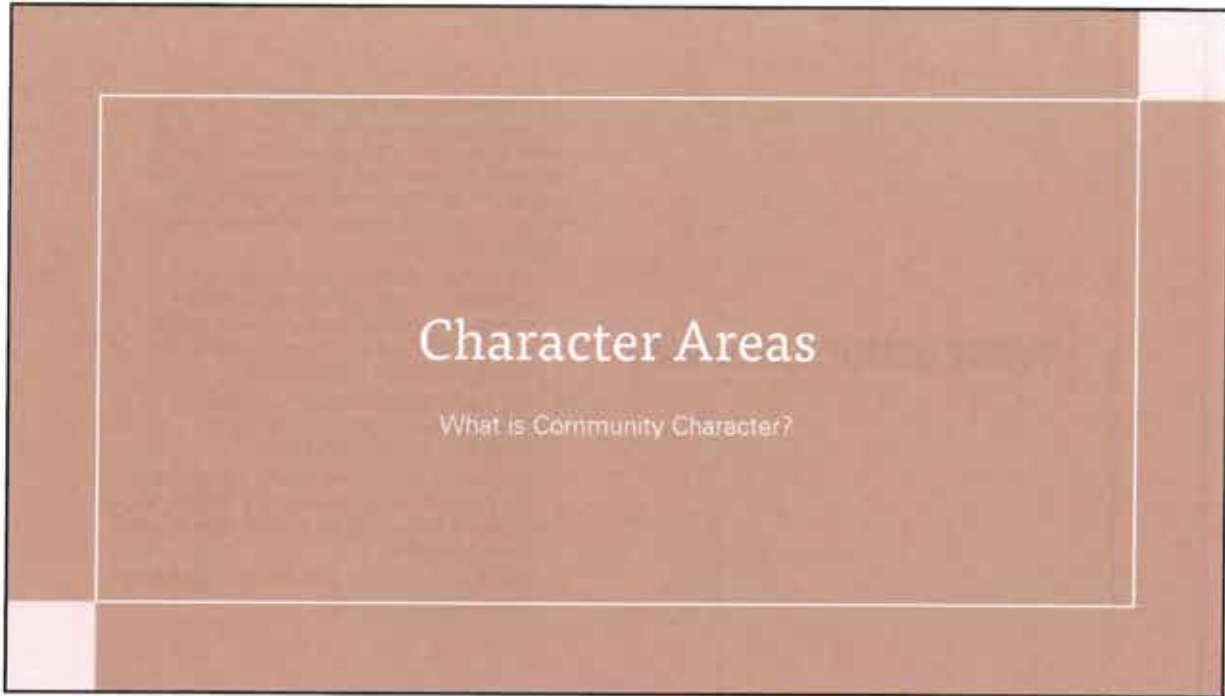
Goals and Objectives

- Transportation

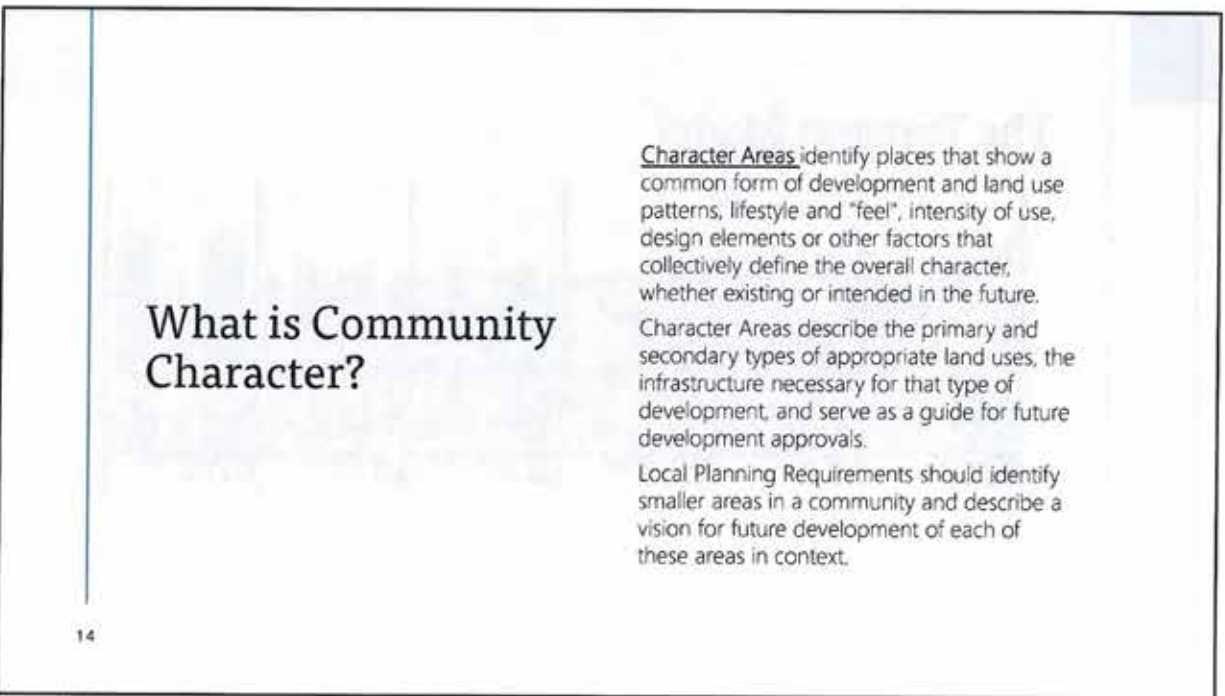
- *Plan for pedestrian and bicycle connections between major bicycle traffic generators and destinations (residential neighborhoods, schools, and shopping)*
- *Support expansion of mobility opportunities for disabled and elderly citizens*
- *Provide Opportunities for Transit to jobs, medical care, and recreation*
- *Ensure Adequate Downtown Parking*
- *Work with GDOT to ensure safe regional truck access to appropriate activity areas and around inappropriate residential areas*
- *Support reinvestment in the Bainbridge Port Facilities and expand intermodal transportation facilities*

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What is the Transect?

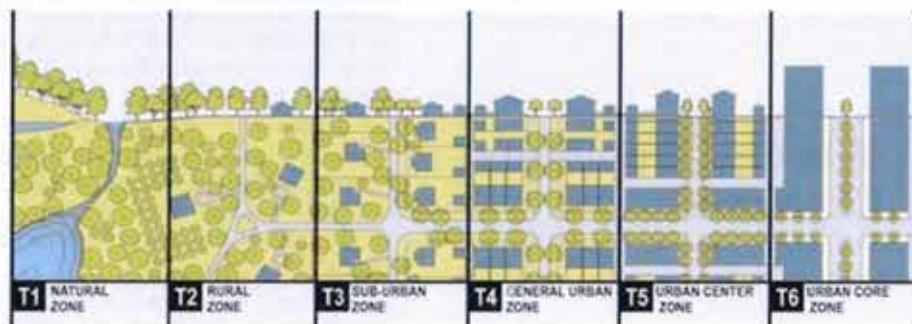
The Transect Model defines a series of zones that transition from a sparse rural setting to a dense urban core. Each zone contains a similar transition from the edge of the community to the center. The term was borrowed from Ecology where it provides context for transitions across a spectrum of intensity.

- *The transect character from rural to urban addresses the types of activities and their degree of suitability for development rather than the land use as the primary factor for determining what is appropriate.*
- *The model allows land use to be one of several factors rather than the major determinant of appropriateness.*
- *Further it is easy to understand, transferrable to legal code for Euclidian zoning districts, and allows all elements of the human environment to work together*
- *Finally, the character areas can be adapted to communities of any size.*

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The Transect Model



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Character Areas in Bainbridge

- Transect Areas
 - T1 Conservation Areas
 - T2 Rural Character Areas
 - T3 Suburban Residential Character Areas
 - T4 General Residential Character Areas
 - T5 Urban Center
 - T6 Urban Core – No Character Areas in Bainbridge
- Exceptional Areas
 - E1 Neighborhood Centers
 - E2 Highway Commercial Corridors
 - E3 Special Districts

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Planning Land Uses in Context with Character Areas

Character Areas help planners focus on the way an area functions and how it looks, instead of only existing land use. Applying development strategies to character areas in the community can preserve existing areas, such as the downtown, and help others function better and become more attractive.

Land use involves the management and modification of natural environment into built environments including semi-natural habitats such as arable fields, pastures, and managed woods to settlements, towns, cities, and urban metropolitan centers.

Zoning is the term used for designating permitted uses of certain parcels of land by local governments. Local governments may designate various zones for different uses of land, such as industrial, agricultural, commercial, or residential.

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Conservation Area

T1 Recommended Uses

1. Flood Plain Conservation
2. Forestry
3. Limited Agriculture
4. Recreation

The Conservation character area includes passive and active recreational facilities as well as lands with significant natural resources.

Conservation areas may include floodplains, wetlands, watersheds, water recharge areas, wildlife management areas, and other environmentally sensitive land not suitable for development. Agricultural and managed forestry uses may also be permitted to help connect sensitive ecologies.

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Rural Area

T2 Recommended Uses

1. Agriculture
2. Forestry / Open Space
3. Estate Density (Large Lot) Single-Family Residential

Rural character areas contain lands in open or cultivated state, including forestry operations, woodlands and pasture. Large areas of undeveloped not in active cultivation are also included within this character area.

Rural areas include large lots and separation and buffers to adjacent non-rural character areas.

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Suburban Residential

T3 Recommended Uses

1. Single Family Detached Residential
2. School / Community Park / Small Recreation Facility
3. Forestry / Open Space
4. Neighborhood Amenity / Support Facilities

Suburban Residential neighborhoods are characterized by low pedestrian orientation with a high to moderate degree of building separation. Uses within suburban neighborhoods are almost exclusively detached single-family residential with some scattered civic buildings or out-lots at the intersection with major thoroughfares.

Street patterns within suburban neighborhoods are typically curvilinear with low connectivity and cul-de-sacs designed to minimize cut-through traffic.

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General Residential

T4 Recommended Uses

1. Smaller Lot SF Residential
2. Duplexes / Condos / Town homes / Cluster Homes / ADUs
3. Small School or Church / Neighborhood Park
4. Neighborhood Store / Office Building

General Residential Character Areas consist of predominately residential neighborhoods with a mix of detached and attached housing, accessory dwelling units, and some scattered multi-family, office, or neighborhood commercial uses with appropriate buffers between different land uses.

These neighborhoods can contain a variety of residential housing types as well as some low-intensity commercial uses and may comprise the oldest portions of the city. These areas typically feature high pedestrian orientation and streets with sidewalks, street trees, street furniture, and on-street parking laid-out in a grid pattern. Parcels in a General Residential area are usually relatively small, with buildings close to the front property line, and a low degree of building separation and set-backs.

General Residential areas may require specific efforts to protect historic community assets such as the unique mix of existing residential and business uses on Shotwell Street west of Scott.

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Urban Center

T5 Recommended Uses

1. Mixed Use / Entertainment
2. Institutional / Government
3. Office Employment Center
4. Walk-Up Commercial
5. Regional Gathering Spaces / Large Church
6. Temporary Stay Facilities (Hotels)

The Urban Center character area includes Bainbridge's traditional central business district (CBD) as well as some of the mixed-use neighborhoods at the edge of the CBD. The defining characteristic of the downtown is a mix of land uses developed in a compact, pedestrian-friendly grid street pattern. Parking may feature on-street, side, or rear configurations. Large-scale commercial (> 40,000 sq. ft.) and auto-oriented establishments are not compatible with the Urban Center.

As the historic center of the community, Downtown Bainbridge features a concentration of government, civic, office, neighborhood commercial, historic residential, and entertainment venues.

Recent improvements at Chason Park and enhanced access to the Flint River have extended the perception of Downtown and supported the development of increased tourism and visitation.

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Neighborhood Commercial Centers

E1 Recommended Uses

1. Crossroads Commercial
2. Small Office / Professional
3. Civic / Public / Church
4. Single Family and Mixed Middle Housing / Duplexes / Condos / Town homes / Cluster Homes / ADUs

Some areas do not fit definitively within the Transect continuum. A Neighborhood Commercial Center is a special exception for a small character area that provides low-intensity commercial, office, institutional, and more intense residential land uses serving the surrounding neighborhood. These areas are usually located on thoroughfares and support a small surrounding area which may include pedestrian access. Where corridors travel through historically residential neighborhoods, pressure may build for residential to commercial conversion. This land use change should be managed to identify edges, potential buffers, and limit impact on surrounding neighborhoods and historic resources.

Examples include West Street from downtown to the southern city limits and Scott Street/US-27 between Shotwell and the Bypass.

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Highway Commercial Corridors

E2 Recommended Uses

1. Drive In Commercial
2. Regional Commercial
3. Multi-Family
4. Large Institutional

Highway Commercial Corridors consist of land alongside major thoroughfares developed for conventional strip commercial uses. Businesses along these corridors are predominantly retail and service-oriented establishments designed to be accessed by automobile. Highway Commercial Corridors are often in need of improvement to aesthetics and pedestrian accessibility.

The Shotwell Street Corridor east of Scott Street has been the largest concentration of highway commercial within the city. Much of this portion of Shotwell Street lacks sidewalks. Improvements to aesthetics and pedestrian accessibility could help improve the long-term viability of this commercial strip and to allow the corridor to compete with emerging new development along Tallahassee Highway.

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Special Districts

E3 Recommended Uses

1. Industrial Campus / Employment Center
2. Institutional / Health Care Campus
3. Large (Regional) Parks / Active Recreation Areas
4. Amenity & Support Facilities

Special districts are unique outliers that correspond with significant concentrations of special land uses, such as industrial parks, schools, colleges, hospitals, large churches, prisons, or other public-use complexes (e.g. public works camps). In many campus environments (i.e., schools, colleges, hospitals), pedestrian accessibility is promoted although it may be dependent on the campus size.

Industrial parks may desire more truck or rail access and more secure boundaries. Unique factors of use, and environmental protection to impact or address potential or perceived impacts may require appropriate buffers, setbacks, access or easements to protect adjacent properties where conflicts may exist.

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Information Regarding Placemaking and Character Areas Discussion (not included in the final plan)

Placemaking

A strong sense of place can influence the physical, social, emotional, and health of individuals and communities, and sense of place is an important “Quality Community Objective” identified by the Georgia Department of Community Affairs. The term “placemaking” has been around for years and gained traction in the 1960s through the writing of Jane Jacobs and William H. Whyte.¹ The Project for Public Spaces (PPS) states that an effective placemaking process capitalizes on local community assets, potential, and inspiration to create quality public spaces that enable people’s health, happiness, and well-being² and can include parks, streetscapes, public art, wayfinding, trails, landscaping, and public amenities.

What Makes a Great Place?

PPS identifies four qualities that make a public place successful: (1) Accessibility, (2) Engagement, (3) Comfort, and (4) Sociable.

Placemaking focuses on observation and community input to create a balance between objective and subjective approaches to the human-space relationship through a collaborative community process. The top half of the circle above (sociability and activity) identifies significant attractions to a place. The bottom half of the circle (access, linkages, comfort, and image) identifies potential questions a person might ask before they commit to entering (Is it safe? Is it affordable?).

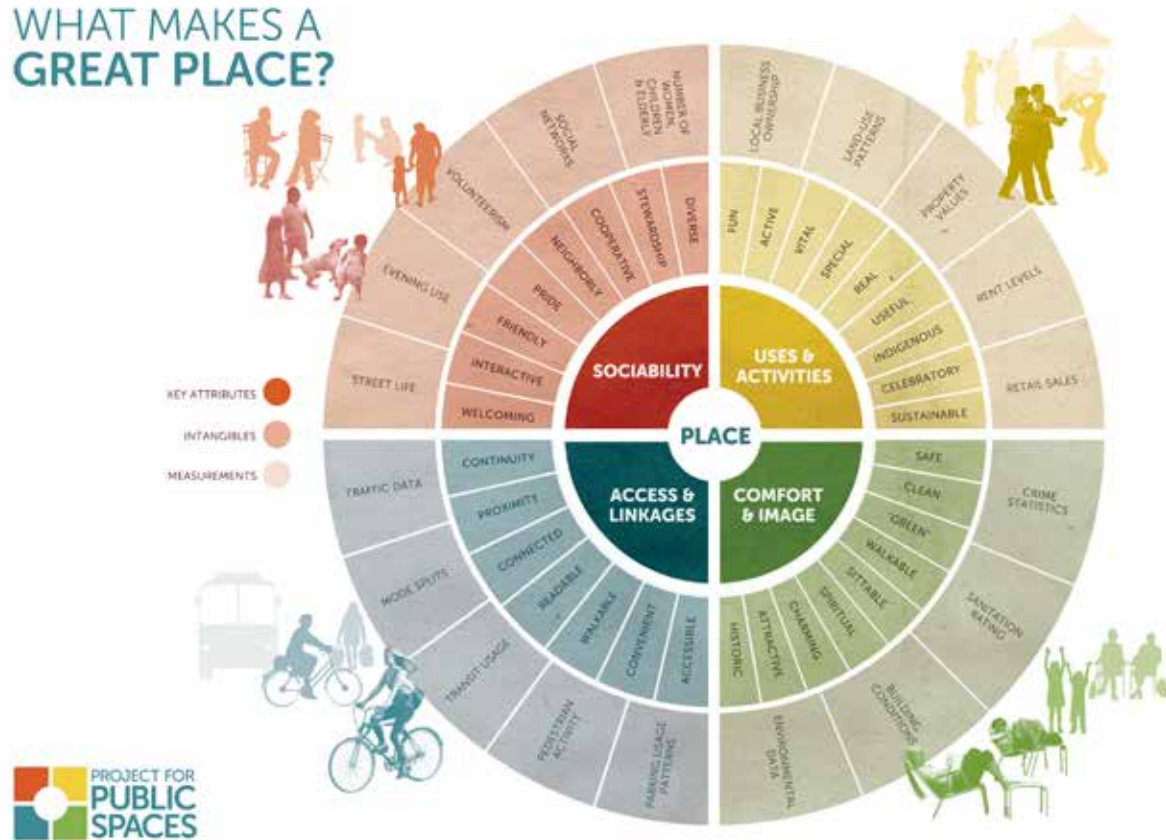
A “form-based” development code is an attractive option for an urban community to provide redevelopment of mixed-use, walkable neighborhood and adapting to momentous changes in creating attractive. Therefore, a future character area map was prepared and presented to the steering committee at the public meetings for the comprehensive plan to help explore the potential options of creating a character area map for the plan as part of the development process and to protect the city’s sense of place.

The character area map provides an essential component for guidance in making decisions that try to balance

1 Project for Public Spaces. “What is Placemaking?” <https://www.pps.org/article/what-is-placemaking>.

2 Ibid.

WHAT MAKES A GREAT PLACE?



the need of the property owner or developer with the correlated needs of the community, service providers, and neighbors to program for and accommodate proposed growth and development evolution. The character area map was based on rural-to-urban transect theory principles as discussed below and was prepared as a tool to connect land use plans to the city's efforts to create superior places for residents, visitors, business owners, and the city's planning objectives.

Character Areas

In 1993, James H. Kunstler described the built environment in the United States as a "geography of nowhere."³ He also noted that 80% of everything built in America at the time had been built over the past fifty years. The pace of replacing the past environment with new development continues at a rapid rate and older methods of conventional suburban development have shown a bias at the expense of more varied local and urban forms that has led to using the character of a place to guide land use, environmental regulations, floor area ratios, and other controls in both urban and rural settings. The rural-to-urban "transect" theory uses character of place to offer a better vision to address the decisionmaker input in considering land use, development, and building design.

The Georgia Department of Community Affairs provides a list of typical "character areas" that can prompt thinking about a community's character and help identify both existing and potential characteristics in the community.⁴ Character area plans focus on the way an area looks and functions rather than accepting existing land use alone as the basis for considering future options.

The Smart Code Manual developed by Duany Plater-Zyberk and Company describes the transect as: "... a geographical cross-section of region used to reveal a sequence of environments.... For human environments such a cross-section can be used to identify a set of habitats that vary by their level and intensity of urban character, a continuum that ranges from rural to urban. In transect planning this range of environments is the basis for organizing the components of urbanization: building, lot, land use, street, and all other physical elements of the human habitat."⁵

The Bainbridge Tomorrow Comprehensive Plan prepared a character area map to establish a basis for placemaking decisions that have impact on the location and design of the city's future utilities and services.

The character area map also creates a basis for the city plan and accommodate future planning should the city desire to transition into a unified plan for future development decisions. However, the city staff noted that moving from the simplicity of the Transect theory and character areas into an operable code for the city is likely to require additional professional staff to interpret and assess the complexities of a form-based code and how the character areas apply to specific proposed development decisions in a small-town setting.

Transect-based planning emphasizes development intensity and neighborhood character rather than simply

3 James H. Kunstler. "The Geography of Nowhere." (New York: Simon & Schuster, 1993).

4 Georgia Department of Community Affairs. "Supplemental Planning Recommendations: Suggested Character Areas."

5 Andres Duany et al. "Smart Code & Manual" (Miami: New Urban Publications, Inc., 2005).

measuring residential density. The approach is intended to foster cohesive communities by thoughtfully balancing form, land use, and overall intensity within each character area.

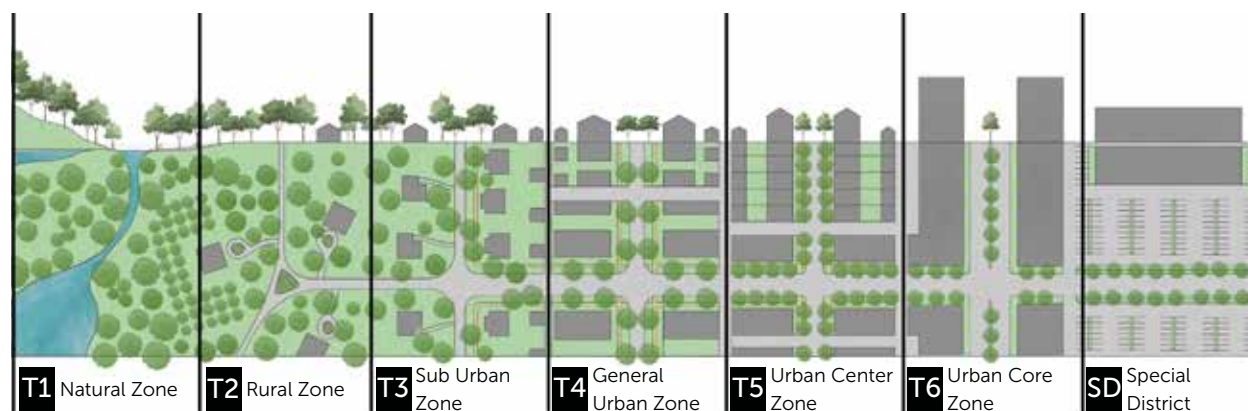
The Rural Area is defined by sparsely settled agricultural land, with development typically limited to farmhouses and isolated homes. Under current zoning standards, this area should allow a maximum of one residential unit per acre.

Suburban Residential areas are predominantly residential but also accommodate compatible mixed uses such as schools, civic buildings, and utility infrastructure. While the maximum number of dwelling units per acre is not explicitly defined, the average density permitted by current zoning is approximately three units per acre. A more detailed description of Suburban Residential areas can be found in the Future Land Use section of this chapter.

General Residential areas support a wider range of housing types as well as small-scale commercial uses that serve the surrounding neighborhood. While densities in these areas may reach up to nine units per acre, the typical average is closer to five. Further discussion of General Residential character and intended land uses is also provided in the Future Land Use section.

Transect Planning

Character Areas use geographical location, boundaries, and their predominant characteristics to determine



Transect Classifications

Source: https://www.canr.msu.edu/news/the_numbers_behind_transect_classifications

strategies for the appropriate protection or changes to the character area. Each character area that is intended to retain and improve its character may consider strategies to maintain the area's stability, protect valued assets such as quality of life, access to resources, and support public and private facility and infrastructure maintenance. Areas that desire change may need more specific recommendations to define what needs to change and programs needed to define and fix issues that negatively affect the area and create barriers to reinvestment, infill, and identify opportunities upgrading the area and perceptions of the area that affect the area's qualities, maintenance, and resources. The character area map helps identify and define placemaking opportunities in the comprehensive plan.

Transect character areas provide a continuum in six transition zones from the most rural conservation areas to an urban core for a large city. The theory provides a basis to consider real neighborhood structure, walkable streets, mixed uses, appropriate transportation options, and a variety of housing types, sizes, and densities to coordinate planning at all scales systematically and with a common set of principles for land use and construction decisions. The six transect zones are:

- Natural (or Conservation) Zone
- Rural Zone
- Suburban (Residential) Zone
- General Urban (or General Residential) Zone
- Urban Center Zone
- Urban Core Zone (This zone was not considered as a viable zone in Bainbridge due to the scale of development)

The zones for transect character areas are described online in detail by the Center for Applied Transect Studies.⁶


The transect theory also identifies that some character areas do not fit in as a "transition" zone. These can include a campus environment for education, healthcare, military, or other institution, or an industrial park. Communities along a transportation corridor may also represent their own character area with special needs and opportunities.

The transect provides a framework for planning that connects the rural, suburban and urban environments. It also expands planning from mostly mapping transportation and environmental conditions into addressing the relationships between varied natural, cultural, and economic patterns that make up a larger community.

6 Center for applied transect studies. " The Transect." www.transect.org/transect.html.

Land Use Charrette

27



What is a Charrette?

A working meeting to bring diverse parties together to develop a vision for a project of community and support a master plan that represents transformative community change.

Bainbridge Historic Districts

Legend

- State Historic District Boundary
- National Register Historic District
- National Register Contributing Historic District
- National Register Contributing Historic District

Historic Districts

- Historic District
- Historic District
- Historic District

Map showing the location of historic districts in Bainbridge, Georgia, with a legend and a north arrow.

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Next Stakeholders Meeting

Steering Committee Meeting #3
Thursday, November 21, 2024

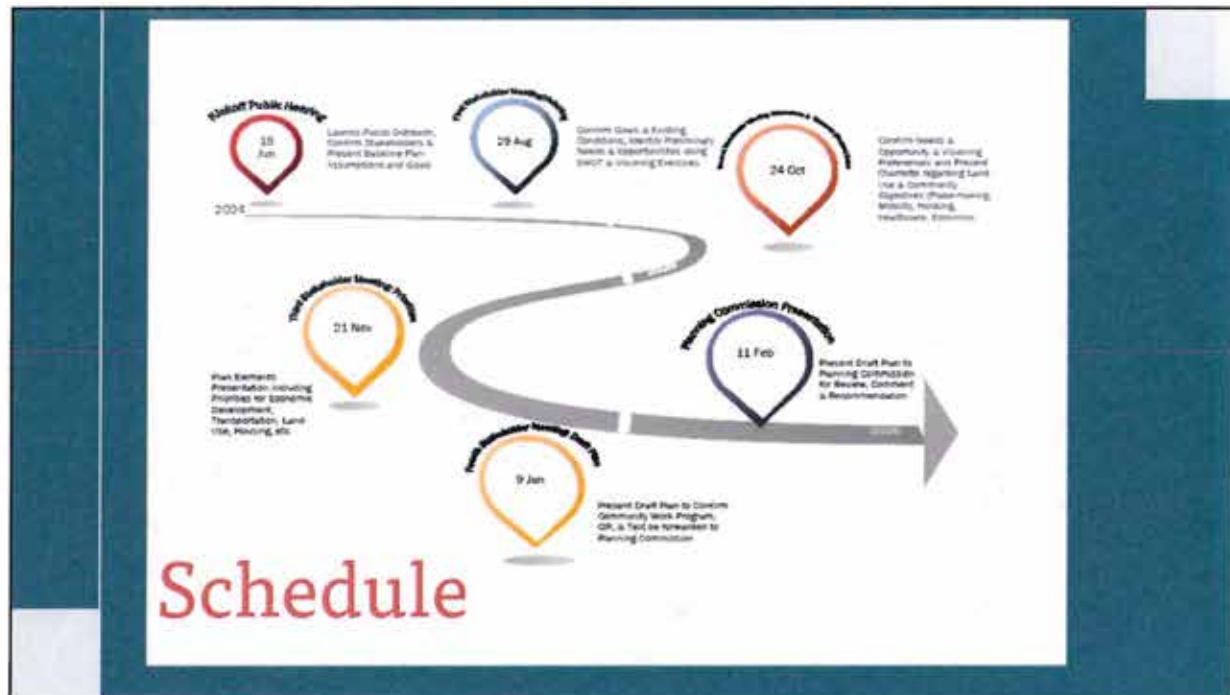
29

Stakeholder Steering Committee Meetings

Meeting	Meeting	Purpose	Location
August 29 th	Stakeholders #1	SWOT & Visioning Exercises	City Hall
October 24 th	Stakeholders#2	Goals & Land Use Charrette	TBD
November 21 st	Stakeholders #3	Priorities for Economic Development, Mobility, Housing, Healthcare & Place-Making	TBD
January 9 th	Stakeholders #4	Draft Plan Recommendations	TBD
February 11 th	Planning Commission	Draft Plan Review, Recommendations & Forward to City Council	City Hall

30

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Stakeholder Steering Committee Members

Organization	Name
Bainbridge City Council	Kregg Close
Bainbridge City Council	Roslyn Palmer
Planning Commission	Lachanda Mackey
Bates Engineering	Jason Lee
Recreation Authority	Jeff Rich
COB Community/Economic Dev	Steve O'Neil
COB Engineering	Gabe Menendez
COB Administration	Roy Oliver
COB Public Safety (Police)	Redell Walton

Organization	Name
COB Public Safety (Fire)	Ryan Deen
Hospital	Jamie Sinko
Chamber of Commerce	Kyle Kelley
Downtown Development Authority	Darrell Cox
Convention & Visitors Bureau	Alesia Brinson
School System	Boyd English
Housing Authority	Nadine Beard
Bryant Funeral Home	Landen Bryant

Planning Elements

- Community Goals
- Needs & Opportunities (City Services & Facilities)
- Broadband Services
- Economic & Workforce Development
- Land Use
- Transportation & Mobility
- Housing
- Community Work Plan
- Capital Improvements Program



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Robert and Company

j_ford@robertco.com

[www.https://robertandcompany.com](https://robertandcompany.com)

Thank you

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City Council Meetings regarding the Comprehensive Plan

Meeting	Meeting	Purpose	Location
June 18 th	City Council (1 st Public Hearing)	Kickoff & First Public Hearing	City Hall
February 2025	City Council Receives Draft Plan	City Council Receives Draft Plan	City Hall
March 2025	City Council (2 nd Public Hearing)	Review and Forward to SWGRC (& Ga DCA)	City Hall
May/June 2025	City Council	City Council Action to Adopt the Final Plan	City Hall
October 1 st , 2025	Georgia DCA	DCA Requalifies Bainbridge as QLG	City Hall

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The Bainbridge 2025-2050 Comprehensive Plan

Public Meeting Comment Card

Please Print Responses:

Today's Date: 10/24/24

Name: Barbara McDuffie

E-Mail and/or Phone Number: homeduffietaylor@gmail.com

Address: 1411 Russell Dr Bainbridge, GA 39819

How did You hear about this Meeting? Radio ☐ Newspaper ☐ Signs ☐

Website ☐ Word of Mouth ☐ Other Sign while walking at DOG BASIN

Was the location convenient for you to attend? ☒ Yes ☐ No

Was the time convenient for you to attend? ☒ Yes ☐ No

If no, please suggest a better venue or time for you to attend: _____

Please share your suggestions on improving future planning meetings and/or any questions or comments you would like to be considered as part of this project: _____

Please return at the meeting, or scan and send a copy by email to: J.Fatti@robertco.com.

West Bainbridge Community Park
Upgraded street lights

Grocery Store and Restaurants

Restaurants (1 to 2)

- Medical Facility (urgent care)

- affordable housing

- small theme park

- West Bainbridge

o Houses/Housing for
the homeless

o Remodel blighted
houses

1. Island Station

2. Community Park - bright

+ safe
in the community

3. Industrial + Commercial
area - usually is reverse

4. to AA community



PUBLIC NOTICE

COMMUNITY INPUT

COMPREHENSIVE PLAN - PLACEMAKING & CHARACTER AREA REVIEW

Tuesday, November 21st at 6:00 p.m.

Joe Sweet Community Center (601 Potter Street, Bainbridge, GA 39817)

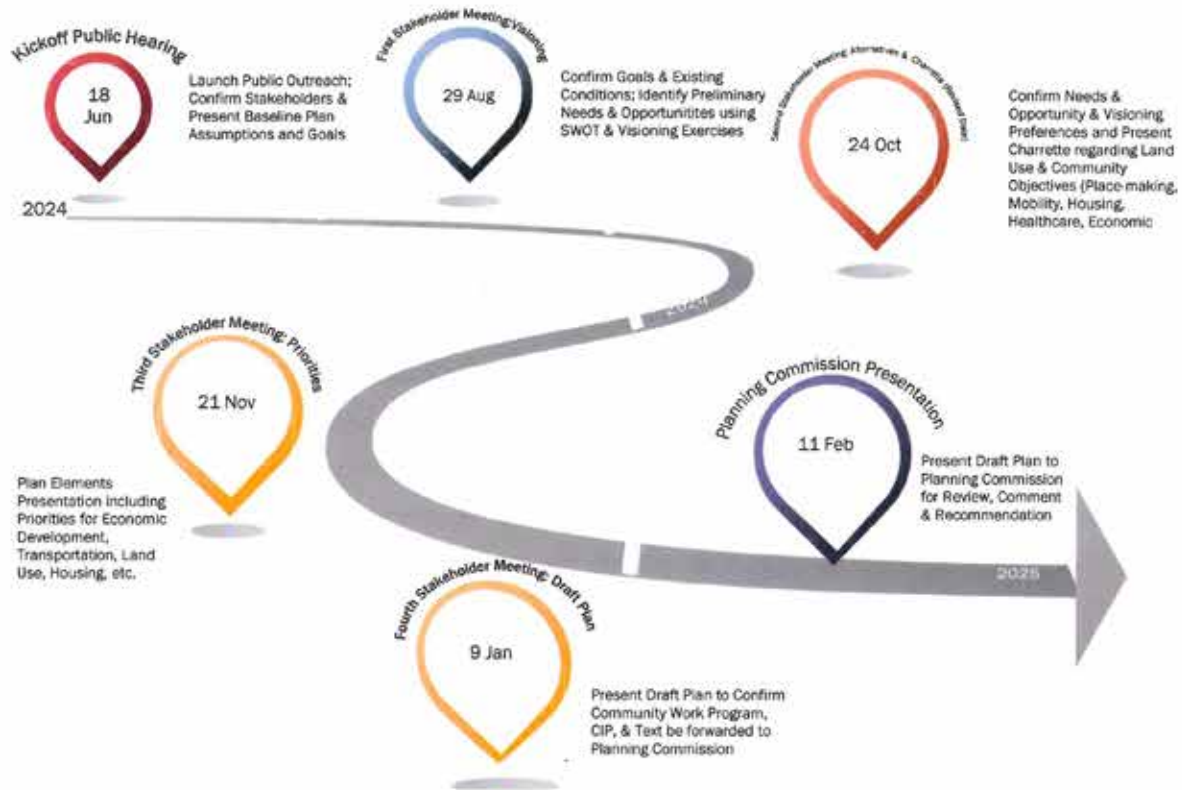
The City of Bainbridge invites residents to a community meeting to gather input and feedback for the Bainbridge 2025-2050 Comprehensive Plan. The session, scheduled for Tuesday, November 21st, 2024, at 6:00 p.m. at the Joe Sweet Community Center, 601 Potter Street, Bainbridge, GA 39817, will focus on placemaking, economic development, and community well-being to help shape a plan that reflects the aspirations and needs of Bainbridge residents.

The meeting will open with a group discussion on the Character Area and Land Use maps, focusing on placemaking and local livability goals. Following this, participants will discuss Economic Development, Education, Housing, and Healthcare. Each topic will be discussed in 20-minute segments, allowing stakeholders to provide input on each theme. The meeting will conclude with a summation of insights and next steps.

Community participation is essential for creating a comprehensive plan that represents the community's vision for Bainbridge's future. We look forward to your input and ideas! For more information, please contact Jamil Fatti at Robert and Company at j.fatti@robertco.com.

We look forward to seeing you on November 21st!

COMPREHENSIVE PLAN SCHEDULE



Nov 21, 2024 - 1:52

Sign-in Sheet

Name Address Email

Rick McCaskill P.O. Box 755 B'bridge rmc@bainbridgedecaturga
Cornelius Butler

London Bryant 105 N. Florida St B'bridge london@bryantfurnerllc.com
Cornelius Butler@jndi

Rollins Miller 601 Middlebrook St rollinsm@premiergrouprealty.com

Darrell Cox DOB 1451 Bidge deoxo allianceinvestigative
LJ Stuckey 1932 Culbreth Bidge LJStuckey@gmail.com obiz

LeeAnn Elkins 1932 Culbreth Bidge

Tollway/R. Reynolds 1555 NE 47th Bidge

Kregg Close 805 S. West St Bainbridge GA 39819 leroncj92@gmail.com

Gabriel Mendenhall COB GABRIELM@bainbridgecity.com

Hena Merritt 2870 Fairlawn Rd TheUnityCoop@gmail

Jane Vachell 214 Pierce Dr Bainbridge
jfv59670@bellsouth.net

Elijah Gibson 1010 Center St Bainbridge robertschastly@aol.com
Sylvia Washington 815 Hall St. Swashingtonoboe@gmail.com

10/21/2024 - 2022

Sign-in Sheet

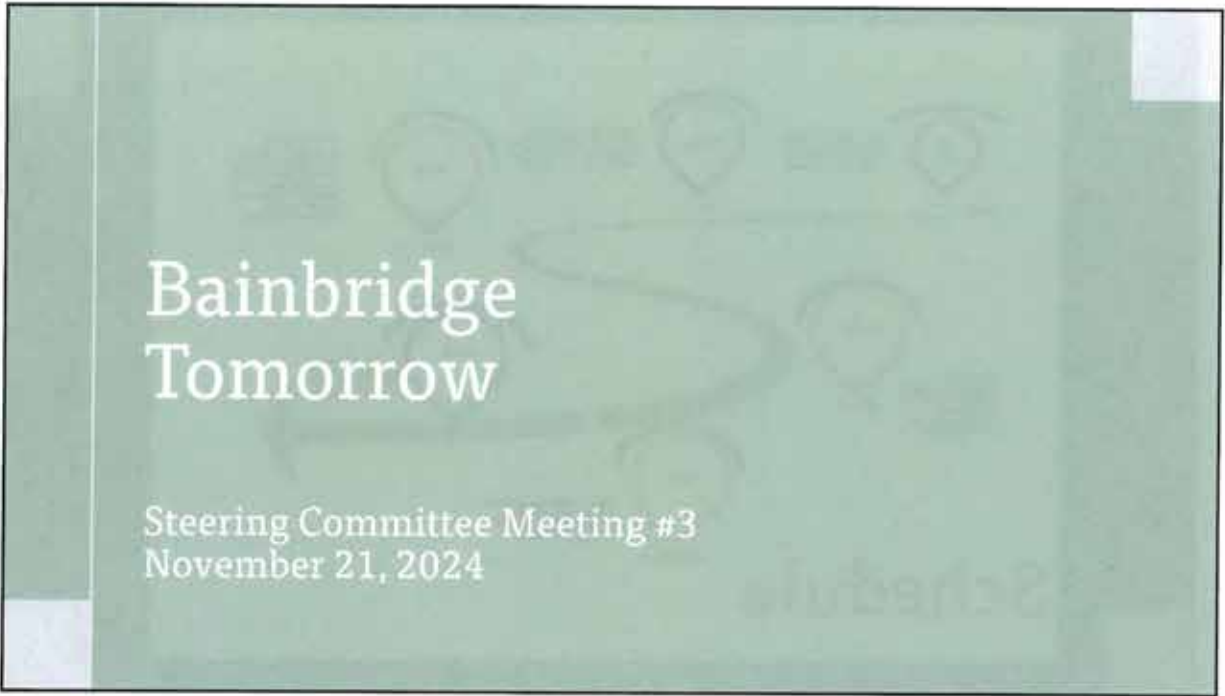
Name	Address	Email
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MJ	1002 Abby Ln	Margueritej@gmail.com
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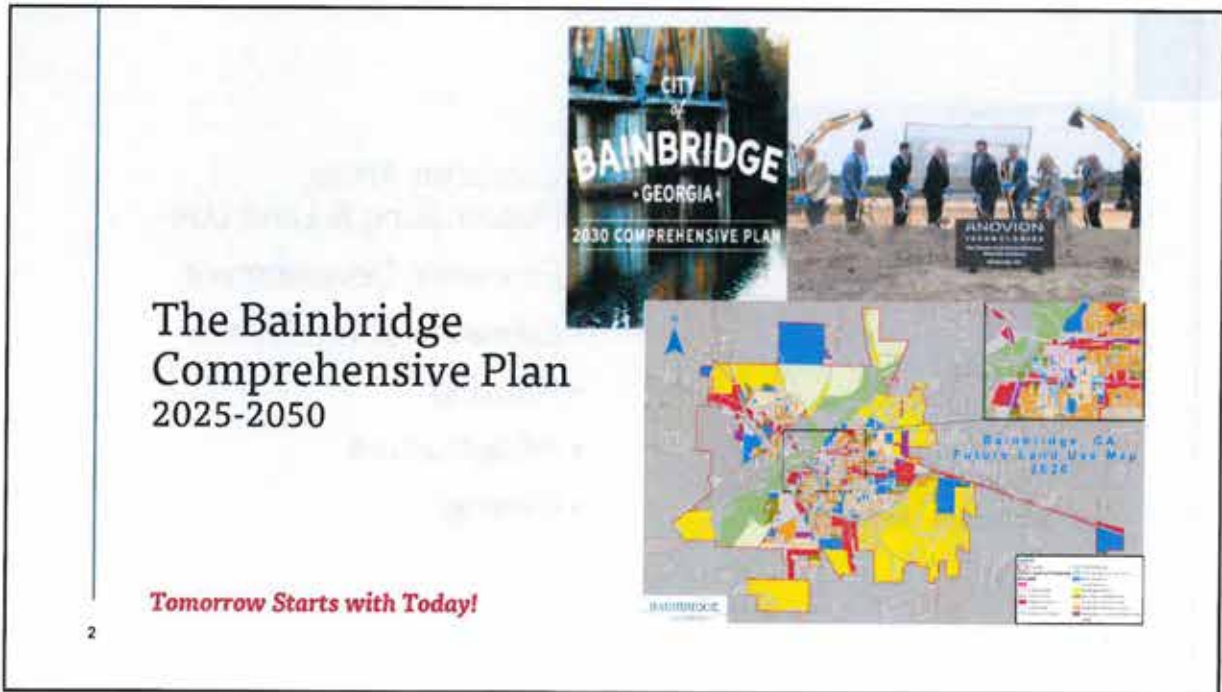
Lachanda Mackey	117 Bainbridge St. Bldg. 6A	lachandamackey@gmail.com
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Latona Green	1313 Lake Dr Bainbridge, GA 39817	latonacjwe@hotmail.com
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Odell W Sinfu	1708 Orleans Dr	
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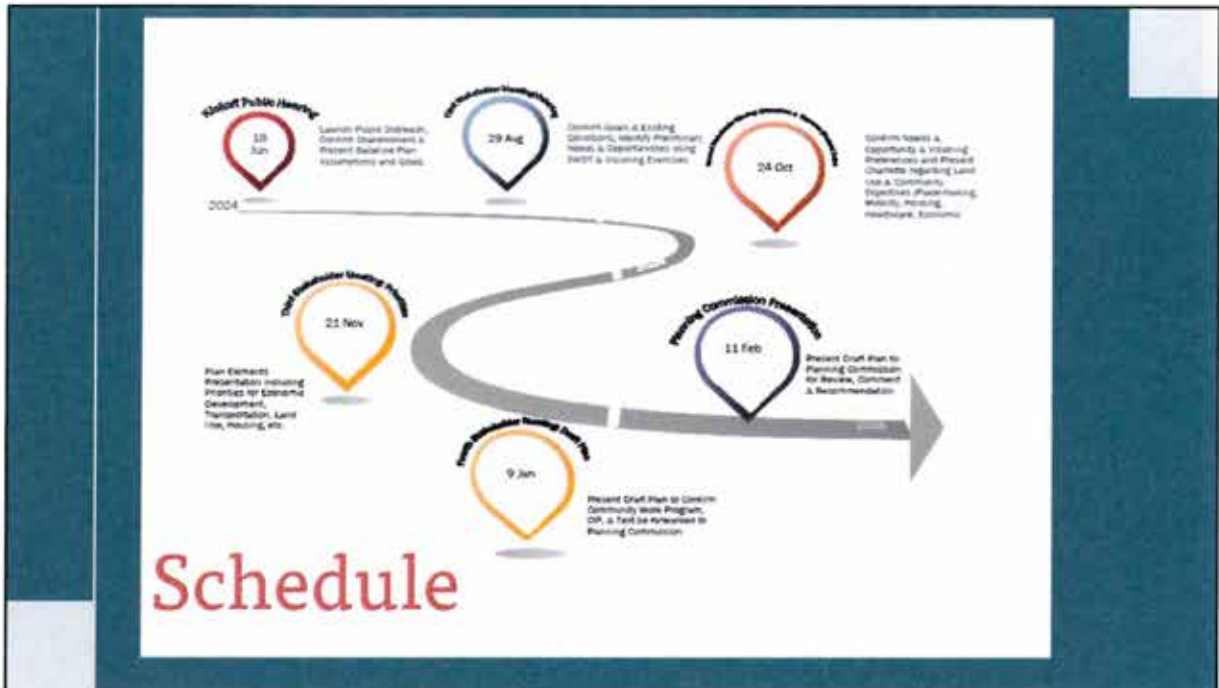


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3

Agenda

- Character Areas, Placemaking & Land Use
- Economic Development
- Education & Healthcare
- Housing
- Infrastructure
- Closing

Stakeholder Meeting #3

21 November 2024

4

4

Quality Community Objectives

- Sense of Place
- Efficient Land Use
- Resource Management
- Regional Cooperation
- Local Preparedness
- Economic Prosperity
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



5

5

Character Areas and Placemaking

Place-Making

6

What is Community Character?

Character Areas identify places that show a common form of development and land use patterns, lifestyle and "feel", intensity of use, design elements or other factors that collectively define the overall character, whether existing or intended in the future.

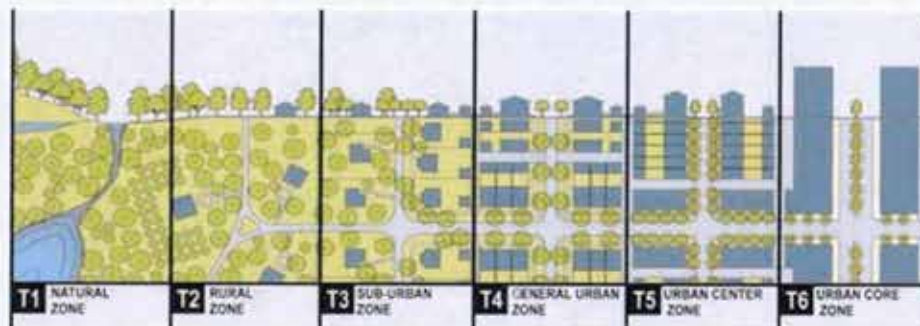
Character Areas describe the primary and secondary types of appropriate land uses, the infrastructure necessary for that type of development, and serve as a guide for future development approvals.

Local Planning Requirements should identify smaller areas in a community and describe a vision for future development of each of these areas in context.

7

7

The Transect Model



The Transect models the continuum between the natural environment and the man-made urban environment.

8

8

Character Areas in Bainbridge

- Transect Areas
 - *T1 Conservation Areas*
 - *T2 Rural Character Areas*
 - *T3 Suburban Residential Character Areas*
 - *T4 General Residential Character Areas*
 - *T5 Urban Center*
 - *T6 Urban Core – Not a Character Area in Bainbridge*
- Special District Areas
 - *SD1 Neighborhood Activity Centers*
 - *SD2 Highway Commercial Corridors*
 - *SD3 Specialty Districts*

9

9

Existing Character Area Map

10

10

Land Use

19

Goals and Objectives

- Sense of Place
 - Parks & Public Spaces
 - Provide pleasant public gathering places and parks to serve the community
 - *Support River Access for Residents and Visitors*
 - Continue to implement the waterfront connectivity plan to provide active and passive recreational opportunities
- Downtown
 - Continue to implement the Bainbridge Downtown Master Plan
 - *Continue to Promote and Ensure Downtown Safety for visitors and local businesses*

20

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Goals and Objectives

- **Efficient Land Use**
 - *Work with local neighborhoods to identify and manage potential land use conflicts, impacts, and transitions consistent with community character*
 - *Update zoning and development regulations to address conditional uses, mixed uses, buffers, etc.*
- **Regional Cooperation**
 - *Work with the Regional Commission to address air and water quality issues*
 - *Work with GDOT to enhance safe regional Truck access around activity areas*
- **Local Emergency Preparedness**
 - *Continue to coordinate with Decatur County, State, and other agencies to manage public communications, warnings, readiness, and rapid recovery operations*
 - *Identify programs to mitigate impacts of excessive heat on vulnerable elements of the community*

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Existing Land Use

22

22

Economic Development

23

Goals and Objectives

- Economic Development
 - Expand existing businesses and industries suitable for the City and its workforce
 - Consider local skills in proposed economic development projects
 - Identify Best locations for industries and extend utilities to accommodate future industrial development in identified areas
 - Encourage downtown development
 - Work with vocational training programs to ensure adequate supply of trained workforce
 - Create diverse economic assets to provide resistance to economic recession
 - Increase tourism to improve regional tax base and local government abilities to provide services and recreational opportunities
 - *Ensure Access to Internet and Continued Expansion of Broadband to support opportunities for education and enterprise*

24

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What are the Economic Base Activities for Bainbridge?

- Local Marketplace and Trade Center
- Agricultural Manufacturing
- Government Center
- Intermodal Facility
- Lower Flint River Tourism Center
- Retirement Area

25

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Bainbridge Economy

Employed By Occupation

- **White Collar** **44.5%**
 - Business Mgt./Financial 7.3%
 - Professional 20.4%
 - Sales 10.3%
 - Admin. Support 6.4%
- **Services** **28.0%**
- **Blue Collar** **27.5%**
 - Construction 5.7%
 - Production 5.4%
 - Transport/Material Movement 13.7%

Key Points:

- 94.2% of the civilian population (age 16 and over) is in the Work Force
- Services Industries provide 50.1% of the jobs for the Employed Population
- Best median earnings for men are in Manufacturing (\$132.5K) and Finance/Insurance/Real Estate (\$108.4K)
- Best median earnings for women are Public Administration (\$60.4K) and Professional/Scientific /Management Services (54.4K)

Source: 2023 ESRI Community Profile Report

26

26

Workforce Education & Healthcare

27

Goals and Objectives

- Educational Opportunities
 - *Support local technical colleges and expanded local college course opportunities to increase workforce training and continuing education resources in the region*
 - *Work with Decatur County Schools to support vocational training for emerging industries and technologies*
 - *Support river management and freshwater environmental education opportunities*
- Community Health
 - *Identify and maintain programs to support the Bainbridge Hospital and Manor and expand local healthcare resources such as neonatal, emergency care, etc.*
 - *Support senior care and retirement facilities in the area to allow older residents and incoming retirees to age nearby*

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Bainbridge Workforce and Education

- Local education resources should support multiple STEM curriculum and training tracks to support a mix of vocations and training to meet diverse local workforce requirements.
- The City should work with local education resources to identify and educate local workers in new manufacturing technologies and the use and management of artificial intelligence in production.
- Education and training in logistics, material transfer and transportation management should be supported.



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Housing & Livability

Quality of Life

30

Goals and Objectives

- **Housing**
 - **Help transition residents from public subsidized housing to affordable homes**
 - Encourage housing policies, choices, and [patterns that move people upward from dependence to independence (home ownership)
 - Encourage development of housing options for all income ranges
 - **Encourage property maintenance and reduce the percentage of substandard housing**
 - Eliminate substandard or dilapidated housing in the community
 - Improve and use code enforcement to help improve neighborhood appearance
 - **Address homelessness and partner with organizations that can assist**
 - Identify and coordinate with organizations that can help fight against homelessness
 - Assess the needs of individual homeless persons
 - Help low-income families avoid becoming homeless

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Bainbridge Housing

Housing Units

- | | |
|----------------------|------------|
| • 2023 (Census) | 6511 units |
| • Owner Occupied | 43.8% |
| • Renter Occupied | 45.2% |
| • Vacant | 10.9% |
| • Average Home Value | \$199,466 |
| • Median Home Value | \$159,894 |
| • 2028 (Projected) | 6631 units |
| • Owner Occupied | 45.9% |
| • Renter Occupied | 44.5% |
| • Vacant | 9.5% |
| • Average Home Value | \$213,346 |
| • Median Home Value | \$171,504 |

Household Income

- | | |
|--------|------------------|
| • 2023 | Average \$69,540 |
| | Median \$46,007 |
| • 2028 | Average \$79,442 |
| | Median \$52,480 |

Mortgage Status

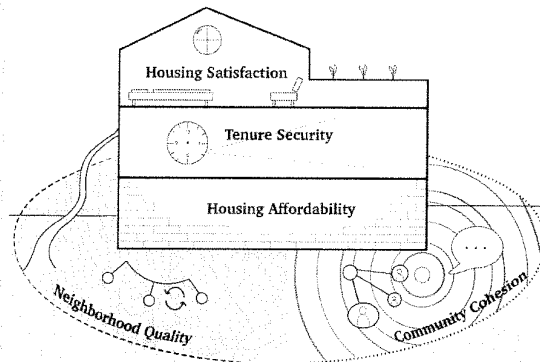
- | | |
|---------------------------------|-------|
| • 2020 Households 5566 Units | |
| • Owner Occupied Free and Clear | 17.8% |
| • Owner Occupied Mortgage | 29.4% |
| • Renter Occupied | 52.7% |

Source: 2023 ESRI Community Profile Report

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Bainbridge Housing Precarity



Housing precarity is the state of a person's real or perceived likelihood of experiencing an adverse event caused by their relationship with their housing provider, physical qualities, affordability, security, or access to essential services

Five factors affect the security of a person in their housing situation:

- Affordability
- Tenure
- Satisfaction
- Neighborhood Quality
- Community Cohesion

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The Comprehensive Plan should try to Keep Vulnerable Residents in Their Homes

- A resident-centered approach to urban planning urges plan interventions that are sensitive to differing housing perceptions and needs.
- Renters, households with children, and minorities need comprehensive policies that stabilize their financial and legal housing situation.
- Older urban residents can benefit from community activation programs to support neighborhood integration through improvements in quality and support for community cohesion.

Vulnerable Residential Groups

- Older
- Households with Children
- Minorities
- Renters

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Goals and Objectives

- Resource Management
 - Public Infrastructure
 - Continue to identify and implement public facilities maintenance list to address street conditions and flooding
 - Expand utilities consistent with expansion of development
 - Consider impact fees for new development consistent with State Laws
 - *Private Development*
 - *Update zoning and building code requirements to ensure developers provide adequate facilities to accommodate new development that do not negatively affect existing communities*
 - *Pursue public grant opportunities that support the leverage of private investment and economic growth*

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Goals and Objectives

- Transportation
 - Plan for pedestrian and bicycle connections between major bicycle traffic generators and destinations (residential neighborhoods, schools, and shopping)
 - *Support expansion of mobility opportunities for disabled and elderly citizens*
 - *Provide Opportunities for Transit to jobs, medical care, and recreation*
 - *Ensure Adequate Downtown Parking*
 - *Work with GDOT to ensure safe regional truck access to appropriate activity areas and around inappropriate residential areas*
 - *Support reinvestment in the Bainbridge Port Facilities and expand intermodal transportation facilities*

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Bainbridge Infrastructure should focus on Resilient Public Facilities

- Support continued expansion of water & wastewater systems.
- Provide measured expansion of infrastructure systems that create appropriate financial revenues to meet continuing requirements.
- Multiple infrastructure systems should be coordinated with each other and regional systems to enhance responsiveness and the ability to deal with unforeseen emergencies.



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Next Stakeholders Meeting

Steering Committee Meeting #4
Thursday, January 9, 2025

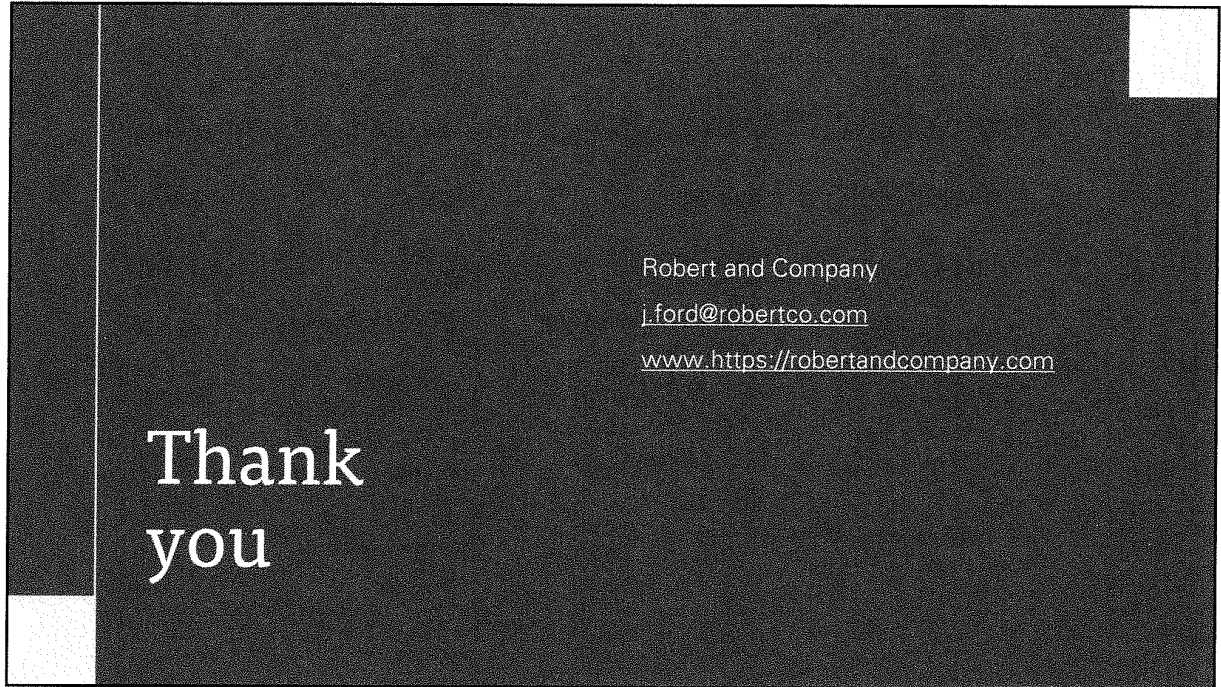
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Stakeholder Steering Committee Meetings

Meeting	Meeting	Purpose	Location
August 29 th	Stakeholders #1	SWOT & Visioning Exercises	City Hall
October 24 th	Stakeholders#2	Goals & Land Use Charrette	Fire Training Center
November 21 st	Stakeholders #3	Place-Making for Economic Development, Housing, Healthcare & Place-Making	Joe Sweet Community Center
January 9 th	Stakeholders #4	Draft Plan Recommendations	TBD
February 11 th	Planning Commission	Draft Plan Review, Recommendations & Forward to City Council	City Hall

40

40



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Stakeholder Steering Committee Members			
Organization	Name	Organization	Name
Bainbridge City Council	Kregg Close	COB Public Safety (Fire)	Ryan Deen
Bainbridge City Council	Roslyn Palmer	Hospital	Jamie Sinko
Planning Commission	Lachanda Mackey	Chamber of Commerce	Kyle Kelley
Bates Engineering	Jason Lee	Downtown Development Authority	Darrell Cox
Recreation Authority	Jeff Rich	Convention & Visitors Bureau	Alesia Brinson
COB Community/Economic Dev	Steve O'Neil	School System	Boyd English
COB Engineering	Gabe Menendez	Housing Authority	Nadine Beard
COB Administration	Roy Oliver	Bryant Funeral Home	Landen Bryant
COB Public Safety (Police)	Redell Walton		

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City Council Meetings regarding the Comprehensive Plan

Meeting	Meeting	Purpose	Location
June 18 th	City Council (1 st Public Hearing)	Kickoff & First Public Hearing	City Hall
February 2025	City Council Receives Draft Plan	City Council Receives Draft Plan	City Hall
March 2025	City Council (2 nd Public Hearing)	Review and Forward to SWGRC (& Ga DCA)	City Hall
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October 1 st , 2025	Georgia DCA	DCA Requalifies Bainbridge as QLG	City Hall

43

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Planning Elements

- Community Goals
- Needs & Opportunities (City Services & Facilities)
- Broadband Services
- Economic & Workforce Development
- Land Use
- Transportation & Mobility
- Housing
- Community Work Plan
- Capital Improvements Program



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PUBLIC NOTICE

COMMUNITY INPUT

COMPREHENSIVE PLAN - THE COMMUNITY WORK PLAN

Thursday, January 9th at 6:00 p.m.

Bainbridge City Hall Council Chambers (101 South Broad Street)

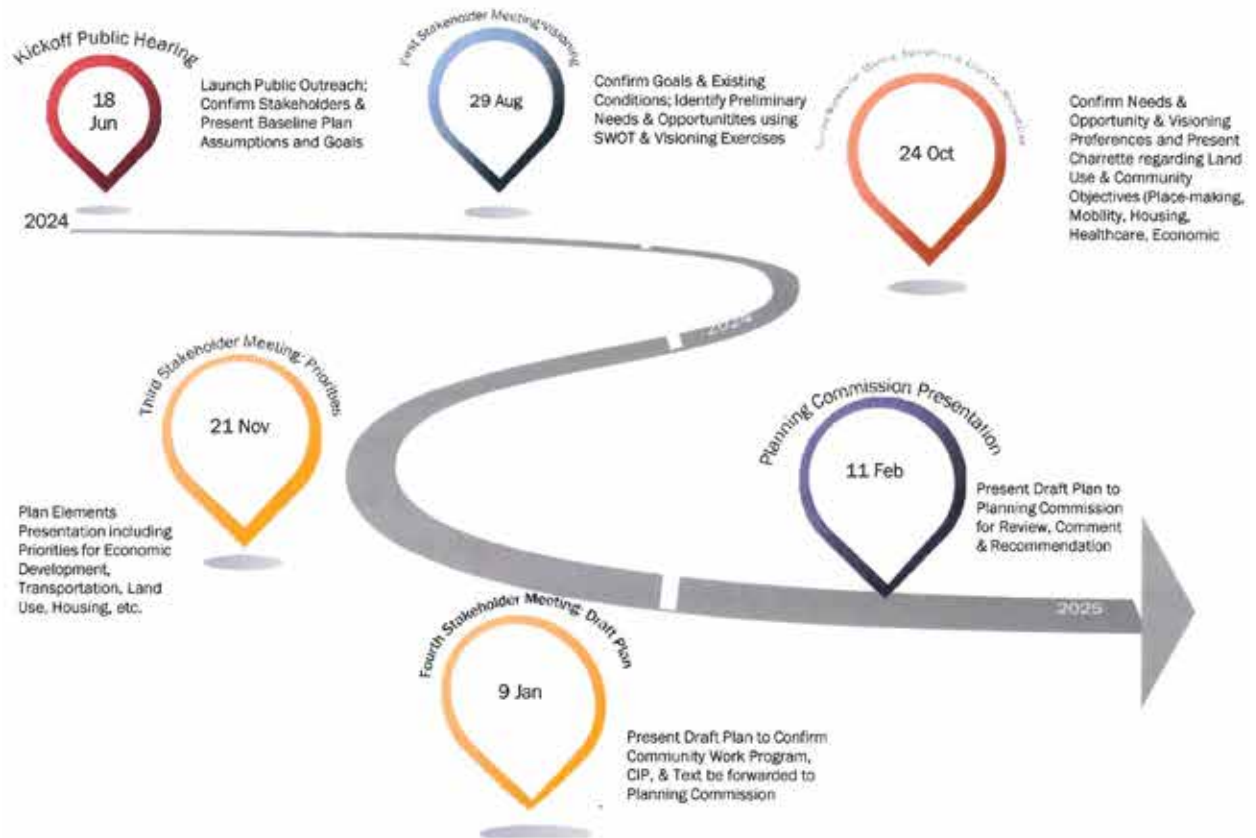
The City of Bainbridge invites residents to a community meeting to gather input and feedback for the Bainbridge 2025-2050 Comprehensive Plan. The session, scheduled for Thursday, January 9, 2024, at 6:00 p.m. at the Bainbridge City Hall, 101 South Broad Street, Bainbridge, GA 39817, will focus on identifying the community work program to help shape a plan that reflects the aspirations and needs of Bainbridge residents.

The meeting will open with two separate group discussions: One group will discuss Economic Development and Workforce infrastructure for 15 to 20 minutes; the other group will discuss plans and facilities development for Housing, Healthcare, and Cultural Facilities. Then the facilitators will switch to discuss the alternate topic so both groups can provide input on each theme. The meeting will conclude with a summary of input and next steps.

Community participation is essential for creating a comprehensive plan that represents the community's vision for Bainbridge's future. We look forward to your input and ideas! For more information, please contact Jamil Fatti at Robert and Company at j.fatti@robertco.com.

We look forward to seeing you on January 9th!

COMPREHENSIVE PLAN SCHEDULE



SIGN-UP / SIGN-IN SHEET

Bainbridge Tomorrow 2025-2050 Comprehensive Plan Fourth Stakeholders' Public Meeting

DATE: January 9, 2025 (Thursday)

PRINT NAME	Address	E-Mail	Phone
Roslyn Palmer			
Adrienne Harrison			
Patrick Farmer			
Johnny Reynolds			
Lynne Butler			
JASON LEO			
Jemie Sinko			
Alyssa Douglas			
Alice Zou			
Ryle Kelly			

Bainbridge Tomorrow

Steering Committee Meeting #4
January 9, 2025

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The Bainbridge Comprehensive Plan 2025-2050

Tomorrow Starts with Today!



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Agenda

Stakeholder Meeting #4
9 January 2025

- Student Presentation - West Bainbridge Plans
- Report of 2019-2024 Accomplishments
- 1st Breakout Group Review
 - Prosperity and Livability
- 2nd Breakout Group Review
 - Livability and Prosperity
- Balancing Priorities
- Closing and Next Steps

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Bainbridge Middle
School
Student Presentation



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REVITALIZATION PROPOSAL

FOR THE WEST BAINBRIDGE AREA

Presented by BAINBRIDGE MIDDLE SCHOOL QUEST STUDENTS

5

Spotlight on

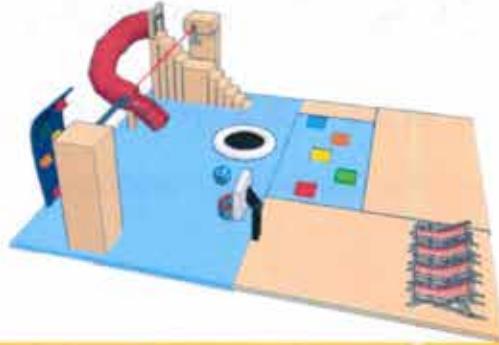
RECREATION

PRESENTED BY 6TH GRADE

6

What is AquaBlitz Water Park?

AquaBlitz is a water park in Bainbridge, Georgia, for young children with energy to spend. We have tons of fun opportunities to offer to let your child play in water with safety and fun. For safety, we will have lifeguards to help everyone with whatever they need!



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How much is this going to cost?

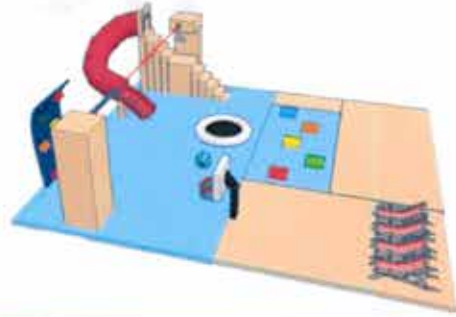
The water park AquaBlitz is going to cost an estimated total of \$410,000 to \$1,680,000, which sounds like a lot, but for an indoor pool park, that's kind of cheap. Each item cost from \$250 all the way to \$1,500,000. The lifeguard payments are about \$15/Hour for 4 to 8 hour shifts.

Water Troughline	\$250 - \$400
Chairs	\$800 - \$1,000
Concessions	\$10,000 - \$21,000
Rock Wall	\$8,000 - \$15,000
Basketball Hoop/Ball	\$500 - \$1,200
Slide	\$7,000 - \$12,000
Zipline	\$540 - \$800
Pool	\$40,000 - \$100,000
Concrete	\$5,400 - \$5,500
Building	\$850,000 - \$1,500,000
Lifeguard Payment	\$15 Per Hour (4 - 8 Hour Shifts)
Maintenance	\$960 to \$1,900 Per Year
Estimated Total	Minimum \$410,580 - Maximum \$1,686,580

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What Is the Purpose For the Pool?

The purpose for this community pool is to let people enjoy themselves and have fun in the water. Ages of kids are ranged from 7 and above so kids won't get hurt doing something dangerous.



9

What Activities Will There Be?

There will be fun activities to do in the water, including blow up trampolines, rock wall, basketball, a slide, and a zipline. We will also have chairs and concessions for people to enjoy some delicious nachos, hamburgers, pizza, hot dogs, candy, ICEE's, chips, drinks, and much more!



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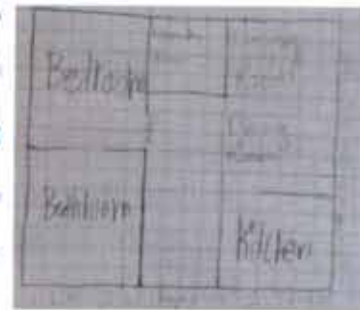
POSSIBLE SOLUTIONS

- Tiny Homes
- Apartments
- Single Family Homes

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Tiny Homes

- Tiny Homes
Estimated Cost is \$40,000
- Possible Locations:
 - Fourth St.
 - Miller Ave.
 - Martin St.



Many houses in West Bainbridge are in disrepair. This is one affordable solution.

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Apartment Complex (1-3 bedroom options)

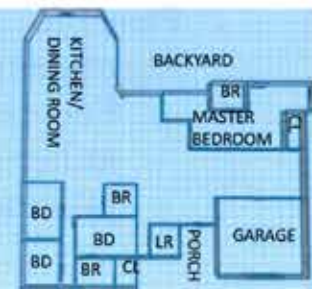
- Avg. Cost for 1 Bedroom is \$800/Month
- Possible Locations
 - Bethel Road
 - Butler Ferry Road
 - Dothan Road



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Single Family Homes

- Single Family Homes Avg. \$225K
- Possible Locations:
 - Miller Avenue
 - Newton Road
 - Mills Street



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THE PROCESS

- Used Google Earth to get a feel for what was needed.
- Used scale drawings to create blueprints.
- Used scale drawings and 3-D modeling software to create 3-D models.



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PROPOSAL & POSSIBLE BENEFITS

As part of the West Bainbridge revitalization efforts, we propose the creation of

The Westside Connection:

a multi-use center offering retail and service spaces that will

- help boost the economy through the generation of jobs, increased tax revenue and encouraging entrepreneurship
- offer convenience for residents with access to necessary services like healthcare, groceries, etc...
- celebrate diversity
- support community connections

Tonight we will focus briefly on the costs of building the center along with three possible tenants and the benefits they would offer to the community.

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Approximate Cost of Center with 5 to 8 retail/service spaces

FACTOR	INFO	ESTIMATED RANGE
LAND	depends on property value and size of lot	\$100,000 to \$500,000
CONSTRUCTION COSTS	The cost per square foot for commercial construction in Georgia typically ranges from \$100 to \$300 per square foot, depending on design and materials. A town center with 5–8 spaces might total 10,000–20,000 square feet.	One to Six Million
INFRASTRUCTURE & UTILITIES	Parking lots, sidewalks, landscaping, and utility connections (electricity, water, sewer, internet).	\$100,000–\$500,000.
DESIGN & PLANNING	Architectural fees, permits, and engineering studies..	\$50,000–\$200,000
INTERIOR	Tenants often handle their interior design, but landlords may include basic interiors ("vanilla shell").	\$200,000–\$600,000
MISCELLANEOUS COSTS	Legal fees, insurance, marketing, and contingencies (5–10% of the budget).	\$100,000–\$300,000

The total estimated cost to build is \$1.5 to 8.1 million. The lower end represents a basic design with minimal amenities, while the higher end includes premium finishes and features. A feasibility study or consultation with local builders and developers would be necessary to determine a more approximate cost.

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Crumbl cookies

Crumbl Cookies is a cookie franchise known for its weekly menu of gourmet cookies, iconic pink boxes, and its interactive customer experience.

BENEFITS:

- Increased Revenue: The franchise attracts customers from neighboring areas boosting local tax revenue.
- School and Event Partnerships: Crumbl often partners with schools, sports teams, and community events for fundraising or catering.
- Synergy With Other Businesses: Increased traffic to Crumbl can benefit neighboring shops and services in the town center.
- Great for Celebrations: Whether it's a birthday, holiday, or office party, Crumbl becomes a go-to for treats that makes events special.
- Support for Local Economy: By sourcing some ingredients and services locally, Crumbl can contribute to other local businesses' growth.

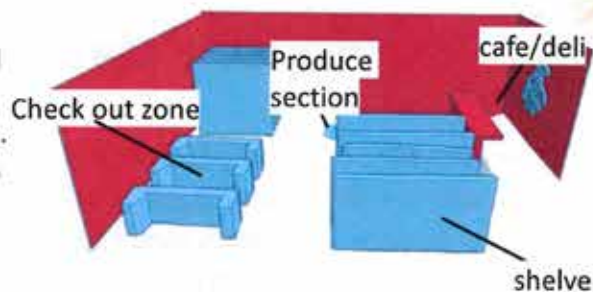
Someone who would like a Crumbl to benefit their community would likely need to plan for an investment between \$460,000-\$1.2 million. They are also required to have at least 150,000 in liquid capital and a net worth of \$500,000.



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The Oriental Market

The Oriental Market is a store that would specialize in selling foods, ingredients, and products from various Asian cultures. And would be a place for authentic items to cook Asian dishes.



- It will provide access to Authentic Asian ingredients/snacks that aren't available in this area.
- It would promote cultural awareness by introducing the community to Asian cultures by food/goods.
- It would support celebrations by giving the locals supplies needed for them like Lunar New Year for example.

- It would create more job opportunities such as (stockers, cashiers, etc.)
- It would bring more unique produce to Bainbridge as a whole.

A small-medium market would cost around \$100,000 to \$300,000.

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URGENT CARE CENTER

An urgent care center is a medical facility that provides quick treatment for non-life-threatening illnesses or injuries. It's a place people can go when they need medical attention but don't want to wait for a doctor's appointment or visit an emergency room.

Benefits: The benefits of an urgent care in West Bainbridge are many since there is not one there.

- Urgent care centers often have extended hours, including evenings and weekends, ensuring residents can get care outside traditional office hours.
- Residents can receive prompt treatment for non-life-threatening conditions without waiting for a primary care appointment or visiting an emergency room(ER).
- An urgent care center creates local employment opportunities, including positions for doctors, nurses, medical assistants, and administrative staff.
- A well-placed urgent care center becomes a quick, reliable healthcare option for families, seniors, and those with busy schedules.
- A nearby urgent care center encourages people to seek medical attention when needed, rather than delaying care due to distance or cost concerns.



The startup cost
can range from
\$750,000 to \$1.5
million

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Hope, Promise, Future

The development of West Bainbridge is not only a revitalization project for that area but also for the greater good of our entire community. By investing in this part of our county, we are creating jobs, offering physical and mental benefits of activities and recreation, and providing our citizens with quality home options.

Most importantly, we are creating draw that will bring children back to their hometown as adults where they will prosper, grow their families, and continue to give back to Decatur County.

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End Bainbridge Middle School Student Presentation



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Report of Accomplishments (2019-2024 Plan)

Strategic Goal	Objective	Measure	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
Academic Achievement	Improve student achievement in reading and math	State assessment scores	75%	78%	80%	82%	85%
	Reduce the achievement gap between students of different backgrounds	Gap scores	10%	12%	15%	18%	20%
	Improve student attendance	Attendance rate	90%	92%	94%	96%	98%
	Improve student behavior	Behavior incidents	100	90	80	70	60
School Climate	Improve student engagement	Engagement survey	70%	75%	80%	85%	90%
	Improve teacher satisfaction	Teacher survey	65%	70%	75%	80%	85%
	Improve school safety	Safety incidents	50	40	30	20	10
	Improve school culture	Culture survey	60%	65%	70%	75%	80%

Strategic Goal	Objective	Measure	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024
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	Reduce the achievement gap between students of different backgrounds	Gap scores	10%	12%	15%	18%	20%
	Improve student attendance	Attendance rate	90%	92%	94%	96%	98%
	Improve student behavior	Behavior incidents	100	90	80	70	60
School Climate	Improve student engagement	Engagement survey	70%	75%	80%	85%	90%
	Improve teacher satisfaction	Teacher survey	65%	70%	75%	80%	85%
	Improve school safety	Safety incidents	50	40	30	20	10
	Improve school culture	Culture survey	60%	65%	70%	75%	80%

See Handouts for Detail

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Report of Accomplishments (2019-2024 Plan)

COMPLETED:

- Housing Plan – adopted 2024
- Tourism Marketing Materials
- Industrial Park Land - Well, Water Tank, Fiber, Gas and Sewer are in place with capacity for development.
- Opportunity Zone in East Bainbridge – Enterprise Zone established
- Boat Basin Improvements
- West Street Gateway entrance
- Shotwell Corridor Area Plan (including South Scott Street) – Adopted 2024
- Parks Master Plan and Disc Golf Course
- Fiber Optic Network Expansion Plan

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Report of Accomplishments (2019-2024 Plan)

CONTINUING:

- HUD and DCA Planning Grants for Neighborhood Stabilization
- Downtown Master Plan
- North Broad Street Development (Overlay and Phases III and IV construction)
- Riverfront Walking Path and Access to Boat Basin
- Stormwater and Utilities Master Plans (as part of an Asset Management Plan)
- Wastewater Treatment Plant Expansion
- Street Improvement Projects

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Report of Accomplishments (2019-2024 Plan)

- POSTPONED:

- HUD Revitalization Study for Neighborhood Stabilization – Deferred to complete Housing Plan required for federal and state grants
- Designate Urban Redevelopment Area in Northeast Bainbridge – Census data did not meet federal criteria
- Build a Fishing Dock and Kayak Launch at Cheney Griffin Park – Fishing Dock was constructed but destroyed by floodwaters. A new site needs to be determined.
- Design and Build Mountain Bike Course and Trail – Site to be determined

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Break Out Part 1

RED TEAM

- Economic Development
- Land Use Efficiency
- Public Utilities
- Land Use
- Community Facilities
- Workforce Education

BLUE TEAM

- Place and Placemaking
- Access and Mobility
- Housing Options
- Access to Healthcare Options

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Break Out Part 2

RED TEAM

- Place and Placemaking
- Access and Mobility
- Housing Options
- Access to Healthcare Options

BLUE TEAM

- Economic Development
- Land Use Efficiency
- Public Utilities
- Land Use
- Community Facilities
- Workforce Education

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Next Public Meeting

Planning Commission Meeting
March or April 2025

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Thank you

Robert and Company

j.ford@robertco.com

[www.https://robertandcompany.com](https://robertandcompany.com)

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The Bainbridge Comprehensive Plan 2025-2050

Tomorrow Starts with Today!

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Added Slides for Questions

- Stakeholder Steering Committee
- City Council Schedule
- Georgia Quality Community Objectives
- Community Goals and Objectives

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Stakeholder Steering Committee Members

Organization	Name	Organization	Name
Bainbridge City Council	Kregg Close	COB Public Safety (Fire)	Ryan Deen
Bainbridge City Council	Roslyn Palmer	Hospital	Jamie Sinko
Planning Commission	Lachanda Mackey	Chamber of Commerce	Kyle Kelley
Bates Engineering	Jason Lee	Downtown Development Authority	Darrell Cox
Recreation Authority	Jeff Rich	Convention & Visitors Bureau	Alesia Brinson
COB Community/Economic Dev	Steve O'Neil	School System	Boyd English
COB Engineering	Gabe Menendez	Housing Authority	Nadine Beard
COB Administration	Roy Oliver	Bryant Funeral Home	Landen Bryant
COB Public Safety (Police)	Redell Walton		

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Stakeholder Steering Committee Meetings

Meeting	Meeting	Purpose	Location
August 29 th	Stakeholders #1	SWOT & Visioning Exercises	City Hall
October 24 th	Stakeholders#2	Goals & Land Use Charrette	Fire Training Center
November 21 st	Stakeholders #3	Place-Making for Economic Development, Housing, Healthcare & Place-Making	Joe Sweet Community Center
January 9 th	Stakeholders #4	Draft Plan Recommendations	TBD
February 11 th	Planning Commission	Draft Plan Review	City Hall

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City Council Meetings regarding the Comprehensive Plan

Meeting	Meeting	Purpose	Location
June 18 th	City Council (1 st Public Hearing)	Kickoff & First Public Hearing	City Hall
March 2025	City Council Receives Draft Plan	City Council Receives Draft Plan	City Hall
April 2025	City Council (2 nd Public Hearing)	Review and Forward to SWGRC (& Ga DCA)	City Hall
June 2025	City Council	City Council Action to Adopt the Final Plan	City Hall
October 1 st , 2025	Georgia DCA	DCA Requalifies Bainbridge as QLG	City Hall

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Quality Community Objectives

- Sense of Place
- Efficient Land Use
- Resource Management
- Regional Cooperation
- Local Preparedness
- Economic Prosperity
- Housing Options
- Transportation Options
- Educational Opportunities
- Community Health



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Goals and Objectives

- Economic Development
 - Expand existing businesses and industries suitable for the City and its workforce
 - Consider local skills in proposed economic development projects
 - Identify Best locations for industries and extend utilities to accommodate future industrial development in identified areas
 - Encourage downtown development
 - Work with vocational training programs to ensure adequate supply of trained workforce
 - Create diverse economic assets to provide resistance to economic recession
 - Increase tourism to improve regional tax base and local government abilities to provide services and recreational opportunities
 - *Ensure Access to Internet and Continued Expansion of Broadband to support opportunities for education and enterprise*

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Goals and Objectives

- Housing
 - Help transition residents from public subsidized housing to affordable homes
 - Encourage housing policies, choices, and [patterns that move people upward from dependence to independence (home ownership)]
 - Encourage development of housing options for all income ranges
 - Encourage property maintenance and reduce the percentage of substandard housing
 - Eliminate substandard or dilapidated housing in the community
 - Improve and use code enforcement to help improve neighborhood appearance
 - Address homelessness and partner with organizations that can assist
 - Identify and coordinate with organizations that can help fight against homelessness
 - Assess the needs of individual homeless persons
 - Help low-income families avoid becoming homeless

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Goals and Objectives

- Educational Opportunities
 - *Support local technical colleges and expanded local college course opportunities to increase workforce training and continuing education resources in the region*
 - *Work with Decatur County Schools to support vocational training for emerging industries and technologies*
 - *Support river management and freshwater environmental education opportunities*
- Community Health
 - *Identify and maintain programs to support the Bainbridge Hospital and Manor and expand local healthcare resources such as neonatal, emergency care, etc.*
 - *Support senior care and retirement facilities in the area to allow older residents and incoming retirees to age nearby*

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Goals and Objectives

- Resource Management
 - Public Infrastructure
 - Continue to identify and implement public facilities maintenance list to address street conditions and flooding
 - Expand utilities consistent with expansion of development
 - Consider impact fees for new development consistent with State Laws
 - *Private Development*
 - *Update zoning and building code requirements to ensure developers provide adequate facilities to accommodate new development that do not negatively affect existing communities*
 - *Pursue public grant opportunities that support the leverage of private investment and economic growth*

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Goals and Objectives

- Transportation
 - Plan for pedestrian and bicycle connections between major bicycle traffic generators and destinations (residential neighborhoods, schools, and shopping)
 - *Support expansion of mobility opportunities for disabled and elderly citizens*
 - *Provide Opportunities for Transit to jobs, medical care, and recreation*
 - *Ensure Adequate Downtown Parking*
 - *Work with GDOT to ensure safe regional truck access to appropriate activity areas and around inappropriate residential areas*
 - *Support reinvestment in the Bainbridge Port Facilities and expand intermodal transportation facilities*

The Bainbridge 2025-2050 Comprehensive Plan

Public Meeting Comment Card

Please Print Responses:

Today's Date: _____

Name: Alyssa "AS" Dignas

E-Mail and/or Phone Number: _____

Address: 1305 Macaulay Hwy

How did You hear about this Meeting? Radio ☐ Newspaper ☐ Signs ☐ Facebook

Website ☐ Word of Mouth ☐ Other _____

Was the location convenient for you to attend? N/A ☐ Yes ☐ No

Was the time convenient for you to attend? N/A ☐ Yes ☐ No

If no, please suggest a better venue or time for you to attend: _____

Please share your suggestions on improving future planning meetings and/or any questions or comments you would like to be considered as part of this project: _____

Station
Current 201 Mayor Commission, by
posing questions to people out in
the community. Places like bus stop
show ppl from all walks of life.

Please return at the meeting, or scan and send a copy by email to: J.Fatti@robertco.com.



PUBLIC NOTICE COMMUNITY INPUT

COMPREHENSIVE PLAN - DRAFT PLAN REVIEW

Tuesday, April 15th at 6:30 p.m.

Bainbridge City Hall Council Chambers (101 South Broad Street, Bainbridge, GA 39817)

The City of Bainbridge invites residents, business owners, and community stakeholders to a public meeting to review the draft of **the Bainbridge 2025-2050 Comprehensive Plan**. This meeting provides an opportunity to examine the draft plan, ask questions, and share feedback. While the draft will be available for review at the meeting, public comments will continue to be accepted until the plan's formal adoption later this year (2025).

The draft plan is available online at **bainbridgetomorrow.com** for those who would like to review it in advance. The plan is the result of extensive public input and analysis gathered over the past year, and your input remains vital in ensuring it reflects the community's vision and priorities.

For more information or to review previous materials related to the plan, please visit bainbridgetomorrow.com or contact:

John Ford – j.ford@robertco.com or

Jamil Fatti, Robert & Company – j.fatti@robertco.com

We encourage all residents to participate and share their thoughts on Bainbridge's future!