

CITY OF BALDWIN

186 Highway 441 Bypass • PO Box 247 • Baldwin, GA 30511 • (706) 778-6341

July 2, 2026

Subject: Notice of Rezoning Request Pursuant to Accepted Annexation Petition – Cook Construction

Dear Habersham County,

This letter is pursuant to O.C.G.A. § 36-36-11, this letter serves as notice that the City of Baldwin has accepted a rezoning request associated with an annexation petition submitted by Cook Construction.

The annexation petition and associated rezoning application were determined to be valid and accepted by the City on June 29, 2026.

Property Information

- **Applicant:** Cook Construction and Real Estate
- **Property Location:** 65.92 Acres Designated as Habersham County Tax Parcel(s): p/o 050 002C; 050 047B; 048 022; 048 022A; 048 023 including 45 acres unincorporated Habersham County and 20.92 acres in the City of Baldwin
- **Current Zoning (Habersham County):** LI – Low Intensity (Habersham County)
- **Proposed Zoning (City of Baldwin):** HB – Highway Business (City of Baldwin)
- **Description of Property:** Commercial Development including Grocery, Retail, Restaurant, Medical Office and Senior Living

This notice is being provided in accordance with the requirements of O.C.G.A. § 36-36-11 regarding the initial zoning of property proposed for annexation into the City of Baldwin.

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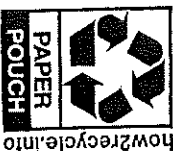


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EP14F October 2023
OD: 12 1/2 x 9 1/2



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City of Baldwin
P.O. Box 247
Baldwin, GA 30811

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FOI

Habersham County Administration
Building
130 Jacobs Way
Clarksville, GA 30523

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July 6, 2026 12:07 PM
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July 6, 2026 6:10 AM
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CLARKESVILLE, GA 30523

July 6, 2026 5:55 AM

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● **Departed USPS Facility**

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July 4, 2026 12:42 PM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 4, 2026 3:22 AM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 4, 2026 2:04 AM

● **Departed USPS Facility**

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July 4, 2026 12:56 AM

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July 3, 2026 7:39 PM

● **Departed USPS Facility**

FLOWERY BRANCH, GA 30542

July 3, 2026 7:10 PM

● **Arrived at USPS Facility**

FLOWERY BRANCH, GA 30542

July 3, 2026 6:59 PM

● **Departed USPS Facility**

GAINESVILLE, GA 30507

July 3, 2026 6:32 PM

Arrived at USPS Facility

GAINESVILLE, GA 30507

July 3, 2026 5:37 PM

Departed USPS Facility

GAINESVILLE, GA 30501

July 3, 2026 5:23 PM

Departed Post Office

GAINESVILLE, GA 30501

July 3, 2026 5:19 PM

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CITY OF BALDWIN

186 Highway 441 Bypass • PO Box 247 • Baldwin, GA 30511 • (706) 778-6341

July 14, 2026

Subject: Notice of Withdrawal of Annexation Petition and Associated Rezoning Request - Cook Construction.

Dear Habersham County,

This letter is to inform you that the rezoning request you received notice of from the City of Baldwin on July 6, 2026 has been withdrawn by the applicant. The annexation petition deemed valid by the City on June 29, 2026 has been withdrawn, and the City will not be scheduling hearings based on the withdrawn petition.

The applicant has submitted a new petition for annexation that also has a rezoning request. An additional letter is being attached to provide notice under § O.C.G.A. § 36-36-11 regarding the initial zoning of property proposed for annexation into the City of Baldwin. That letter will contain full details of the rezoning request as are required under state law.

Tiera Morrison



City Manager

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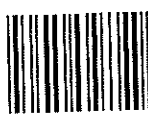


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RDC 03



Retail



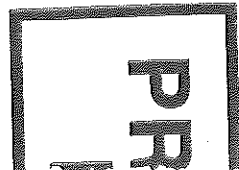
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JUL 14, 2026

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EP14H February 2024 Outer Dimension: 10 x 5

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July 16, 2026 10:19 AM



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CLARKESVILLE, GA 30523
July 16, 2026 7:09 AM



Arrived at Post Office

CLARKESVILLE, GA 30523

July 16, 2026 6:58 AM

● **Arrived at USPS Facility**

CLARKESVILLE, GA 30523

July 16, 2026 4:10 AM

● **Departed USPS Facility**

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July 16, 2026 4:09 AM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 15, 2026 1:24 PM

● **Departed USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 15, 2026 12:00 PM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 15, 2026 5:47 AM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER

July 14, 2026 8:05 PM

● **Departed USPS Facility**

CLERMONT, GA 30527

July 14, 2026 6:46 PM

● **Arrived at USPS Facility**

CLERMONT, GA 30527

July 14, 2026 6:42 PM

● **Departed USPS Facility**

CORNELIA, GA 30531

- July 14, 2026 6:40 PM
- Departed Post Office**
CORNELIA, GA 30531
July 14, 2026 4:36 PM
- USPS in possession of item**
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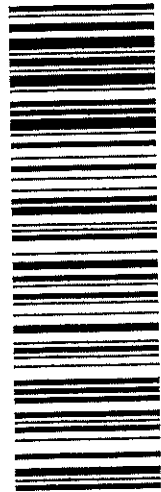
Tiera Morrison


City Manager

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Retail



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EP14H February 2024 Outer Dimension: 10 x 5

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July 16, 2026 7:09 AM



Arrived at Post Office

CLARKESVILLE, GA 30523

July 16, 2026 6:58 AM

● **Arrived at USPS Facility**

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July 15, 2026 11:31 AM

● **Arrived at USPS Facility**

ATLANTA GA DISTRIBUTION CENTER
July 14, 2026 8:05 PM

● **Departed USPS Facility**

CLERMONT, GA 30527
July 14, 2026 6:46 PM

● **Arrived at USPS Facility**

CLERMONT, GA 30527
July 14, 2026 6:42 PM

● **Departed USPS Facility**

CORNELIA, GA 30531
July 14, 2026 6:40 PM

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