

**HABERSHAM COUNTY BOARD OF COMMISSIONERS**  
**EXECUTIVE SUMMARY**

**SUBJECT:** City of Baldwin Annexation of approximately 45 acres (Parcels 050 002C, 050 047B, 048 022, 048 022A, and 048 023)

**DATE:** August 10, 2026

**BUDGET INFORMATION:**

ANNUAL- N/A

CAPITAL- N/A

☒ **RECOMMENDATION**

☐ **POLICY DISCUSSION**

☐ **STATUS REPORT**

☐ **OTHER**

**COMMISSION ACTION REQUESTED ON:** August 17, 2026

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**PURPOSE:** As required by Georgia law, the City of Baldwin has notified Habersham County of a proposed annexation application consisting of five (5) parcels totaling approximately 45 acres. The Board of Commissioners have an opportunity to object if you feel the proposed annexation will create some issue with the potential land use or service issues. If objecting, the County must notify Cornelia within forty-five (45) days and enter an arbitration process. Staff feel there are two potential areas on which the BOC may object: 1) the proposed change in land use and 2) the uncertain annexation of parcel 048 023A.

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**BACKGROUND / HISTORY:** The City of Baldwin is required to provide an opportunity for the Board of Commissioners to object to the proposed annexation. This is a portion of the property recently denied for annexation by Cornelia and previously requested by Baldwin but withdrawn due to notification issues.

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**FACTS AND ISSUES:** Staff have reviewed the proposed annexation and find the following:

- a. The proposed annexation does not appear to create an unincorporated island. However, there are questions regarding parcel 048 023A. This parcel is shown to not be part of the annexation but is later shown to be part of the overall shopping center site plan.
  - c. The proposed use of the property is a shopping center with access off Duncan Bridge. There is also a large 40 acre parcel (048 024) not depicted as part of the shopping center.
  - d. The proposed zoning of HB zoning is inconsistent with the recommended Suburban Transition which is the larger portion of the property.
  - e. The property is currently within the SR, Suburban Residential District in the County. This is a residential district which does not allow commercial uses.
  - f. The BOC must vote for objection only and it must be based on a “material increase in burden” related to:
    - (a) Proposed change in zoning or land use;
    - (b) Proposed increase in density; or
    - (c) Infrastructure demands related to the proposed change in zoning or land use.
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**OPTIONS:** The Board of Commissioners could act on these applications as follows:

1. Vote to have objections to the proposed annexation based on the proposed change in zoning and the uncertainty of parcel 048 023A.
  2. Vote to have no objections to the proposed annexations.
  3. Take no action, thus having no objections.
  4. Commission defined alternative.
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**RECOMMENDED SAMPLE MOTION:** I move to object to the proposed annexation due to the proposed change in zoning or land use.

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**DEPARTMENT:**

Prepared by: Mike Beecham

Director \_\_\_\_\_

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**ADMINISTRATIVE**

**COMMENTS:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ **DATE:** \_\_\_\_\_

County Manager

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## STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

Per O.C.G.A. § 36-36-113 (set forth in full at the end of this document for your ease of reference), a land use objection can be made by majority vote of the Board of Commissioners in the event of a material increase in burden upon the County which is quantifiable and otherwise meets the requirements of the statute. In order for a land use objection to be considered timely, it must be completed in time for the BOC to vote upon it in open session and served upon the annexing municipality within 45 days of receipt of notice of annexation via hand delivery, electronic mail, certified mail, or statutory overnight delivery, provided that the means of delivery allows for verification for the delivery of such notice.

|                                                                       |                                                          |  |                   |
|-----------------------------------------------------------------------|----------------------------------------------------------|--|-------------------|
| City                                                                  | Baldwin                                                  |  |                   |
| Property to be Annexed<br>Tax ID number                               | 050 002C (portion), 050 047B, 048 022, 048 022A, 048 023 |  |                   |
| Applicant                                                             | Cook Construction and Real Estate                        |  |                   |
| Receipt of Annexation Notice Date                                     |                                                          |  | July 20, 2026     |
| 45-day period to object expires on                                    |                                                          |  | September 4, 2026 |
| Meeting date the Board of Commissioners must decide whether to object |                                                          |  | August 17, 2026*  |

Staff is requested to review the application for annexation and provide a response to the following questions.

|                                                                           |                                        |     |
|---------------------------------------------------------------------------|----------------------------------------|-----|
|                                                                           |                                        |     |
| Is the property to be annexed contiguous to city jurisdictional boundary? |                                        | Yes |
| Future Development Map designation                                        | Suburban Transition / Corridor Overlay |     |
| Current zoning (County)                                                   | SR, Suburban Residential District      |     |
| Surrounding / Contiguous City Future Development Map                      | Overlay Corridor                       |     |
| Surrounding County Future Development Map                                 | Suburban Transition                    |     |
| Does this annexation create an “island” of unincorporated land?           |                                        | No  |

|                                                                                                                    |     |
|--------------------------------------------------------------------------------------------------------------------|-----|
| 1) If the application is granted will there be a material increase in burden upon the County directly related to : |     |
| a) the proposed change in zoning or land use?                                                                      | Yes |

## STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

|                                                                                 |     |
|---------------------------------------------------------------------------------|-----|
| b) the proposed increase in density?                                            | No  |
| c) infrastructure demands related to the proposed change in zoning or land use? | Yes |

|                                                                                                                                                                                                                                     |     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 2) Will delivery of services be affected by the annexation?                                                                                                                                                                         | No  |
| If the answer to (2) is yes, is the affect on delivery of services directly related to                                                                                                                                              |     |
| a) the proposed change in zoning or land use?                                                                                                                                                                                       | Yes |
| b) the proposed increase in density?                                                                                                                                                                                                | Yes |
| c) infrastructure demands related to the proposed change in zoning or land use?                                                                                                                                                     | Yes |
| Note: Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in items (a), (b), and/or (c) of Section 1 above. |     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 3) If there is a material increase in burden caused by items (a), (b), and/or (c) of Section 1 above, can your department provide evidence of any financial impact?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Yes |
| <p>If the answer to (3) is yes, please provide the evidence: (a) and (b) The uses in the proposed zoning of HB, Highway Business are much more intensive and generate much more traffic than those permitted in the County zoning of SR, Suburban Residential District. The uses listed in the attached SR permitted uses are generally residential in nature. In Baldwin's HB, Highway Business District, uses which generate much more traffic are permitted. Grocery stores, convenience stores with attached gas pumps, banks, and drive-through restaurants are examples of high traffic uses allowed in HB. Overall, there is a significant difference between the existing zoning and the proposed zoning.</p> <p>(c) The proposed concept plan submitted with the annexation will result in approximately 24,000 new trips per day based on the trip generation numbers available in the latest volume of trip generation provided by the Institute of Transportation Engineers (ITE).</p> <p>The existing four lane of HWY 365 has a GDOT provided traffic count of 28,800 while Duncan Bridge Road has a count of 5,910 north of this site and 4,550 south of HWY 365, which is a county-maintained road. In addition, county-maintained Level Grove Road is just north of this site and can expect a drastic increase from the existing count of 4,650. A traffic impact study can forecast the impact on these surrounding roads, but one hasn't been provided to determine the exact impact on the county roads. It is safe to say there will be a massive impact on county infrastructure if the annexation is approved.</p> |     |

## STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

In addition, the additional traffic in the area will increase the need for additional first responders. Per GDOT accident data, the Duncan Bridge Road and HWY 365 intersection have the third most accidents in Habersham County with 200 accidents over the last year. 59 of those accidents resulted in injuries and one fatality. In addition, the Duncan Bridge Road and Level Grove Road intersection, just north of the proposed development had 41 accidents over the last year. Given the amount of traffic on Duncan Bridge Road is forecasted to increase by a factor of eight to ten, the amount of accidents can be expected to increase dramatically. While the Duncan Bridge Road/HWY 365 intersection is City of Baldwin responsibility for law enforcement, the ambulances are provided by Habersham County Emergency Services. The number of accidents at this and other county intersections can be expected to increase due to the additional traffic.

|                                                                                                                                                                                                                      |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 4(a) Does the proposed annexation result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?                                       | Yes |
| 4(b) Does the proposed annexation result in:                                                                                                                                                                         |     |
| A) a use which significantly increases the net cost of infrastructure?                                                                                                                                               | No  |
| B) a use which significantly diminishes the value or useful life of a capital outlay project, as such term is defined in O.C.G.A. 48-8-110, which is furnished by the county to the area to be annexed?              | No  |
| If the answer to 4(a) or either subpart to 4(b) is yes, then:                                                                                                                                                        |     |
| c) Does the proposed annexation authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan?                          | Yes |
| d) Does the proposed annexation authorize or result in a land use that differs substantially from the existing uses permitted for the property pursuant to the county's zoning ordinance or its land use ordinances? | Yes |

## STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

### Comments:

There are questions about parcel 048 023A. It is not listed in the annexation letter from Baldwin dated July 17, 2026, but the provided site plan shows the parcel becoming part of the shopping center. Will this property be annexed at a later date or is it proposed to remain in unincorporated county?

**Staff Recommendation:** The proposed change in zoning, from SR, Suburban Residential District to HB, Highway Business District is significant enough to object to the annexation.

### **O.C.G.A. § 36-36-113. Reasons for objection to annexation**

(a) The county governing authority may by majority vote, as defined by applicable general or local law, object to the annexation because of a material increase in burden upon the county directly related to any one or more of the following:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; and
- (3) Infrastructure demands related to the proposed change in zoning or land use.

(b) Delivery of services may not be a basis for a valid objection but may be used in support of a valid objection if directly related to one or more of the subjects enumerated in paragraphs (1), (2), and (3) of subsection (a) of this Code section.

(c) The objection provided for in subsection (a) of this Code section shall document the nature of the objection specifically providing evidence of any financial impact forming the basis of the objection and shall be delivered to the municipal governing authority and the department by verifiable delivery to be received not later than the end of the forty-fifth calendar day following receipt of the notice provided for in [Code Section 36-36-111](#).

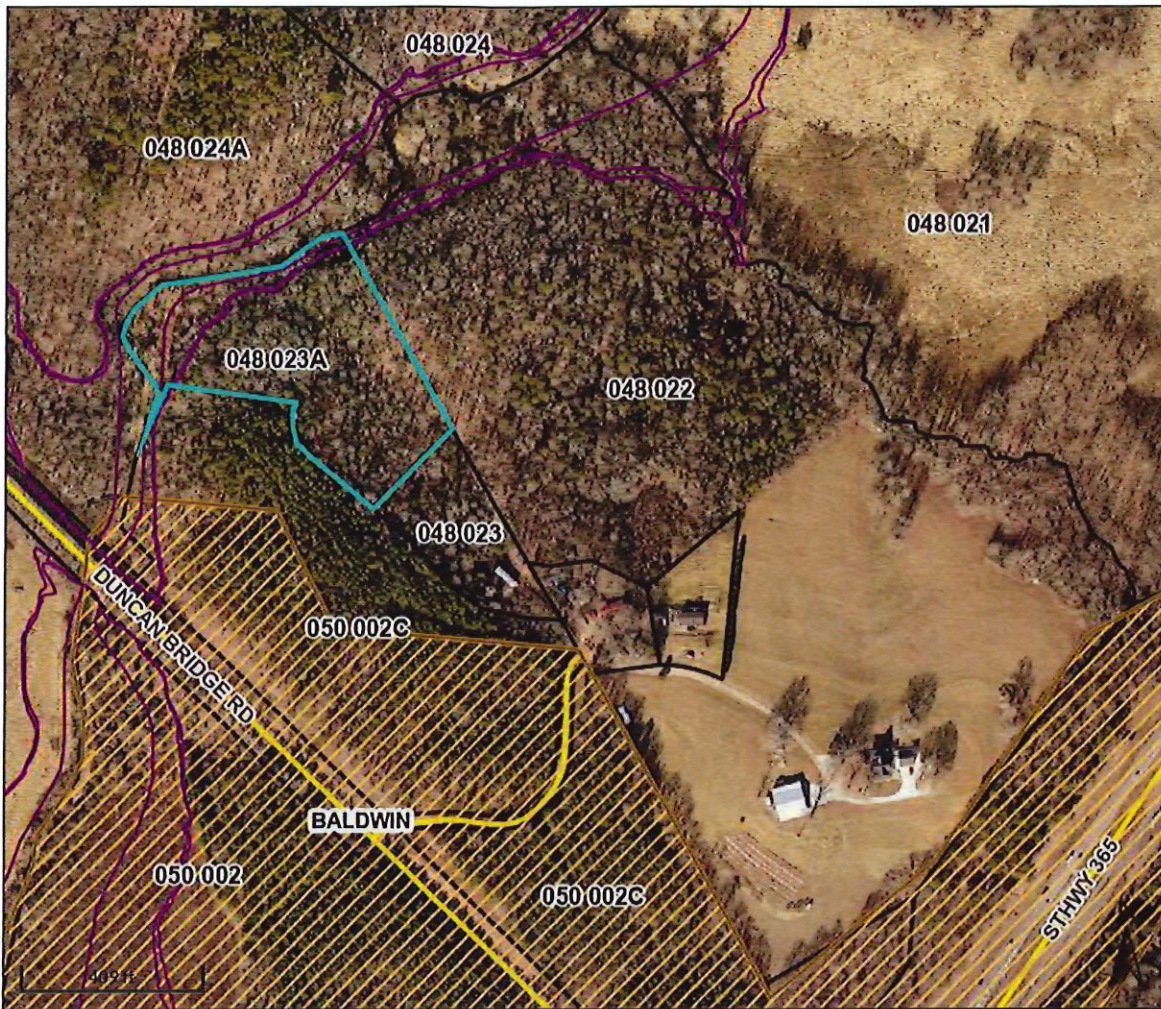
(d) In order for an objection pursuant to this Code section to be valid, the proposed annexation must:

- (1) Result in:
  - (A) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; or
  - (B) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project, as such

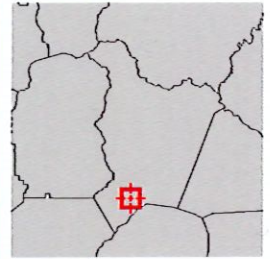
## STAFF REVIEW AND ANALYSIS OF ANNEXATION REQUEST

term is defined in [Code Section 48-8-110](#), which is furnished by the county to the area to be annexed; and

(2) Authorize or result in a land use that differs substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinances.



Overview



Legend

-  Parcels
-  Roads
-  Flood Map
-  City Limits

|                       |                                           |              |             |               |                       |
|-----------------------|-------------------------------------------|--------------|-------------|---------------|-----------------------|
| Parcel ID             | 048 023A                                  | Alternate ID | 516955      | Owner Address | HOVATER SHEILA SIMS   |
| Sec/Twp/Rng           | n/a                                       | Class        | Residential |               | 3677 HIGHWAY 76 W     |
| Property Address      | 277 DUNCAN BRIDGE RD                      | Acreage      | 4.87        |               | CLAYTON, GA 305256202 |
| District              | COUNTY                                    |              |             |               |                       |
| Brief Tax Description | 10-131 OFF DUNCAN DB 1131-576             |              |             |               |                       |
|                       | (Note: Not to be used on legal documents) |              |             |               |                       |

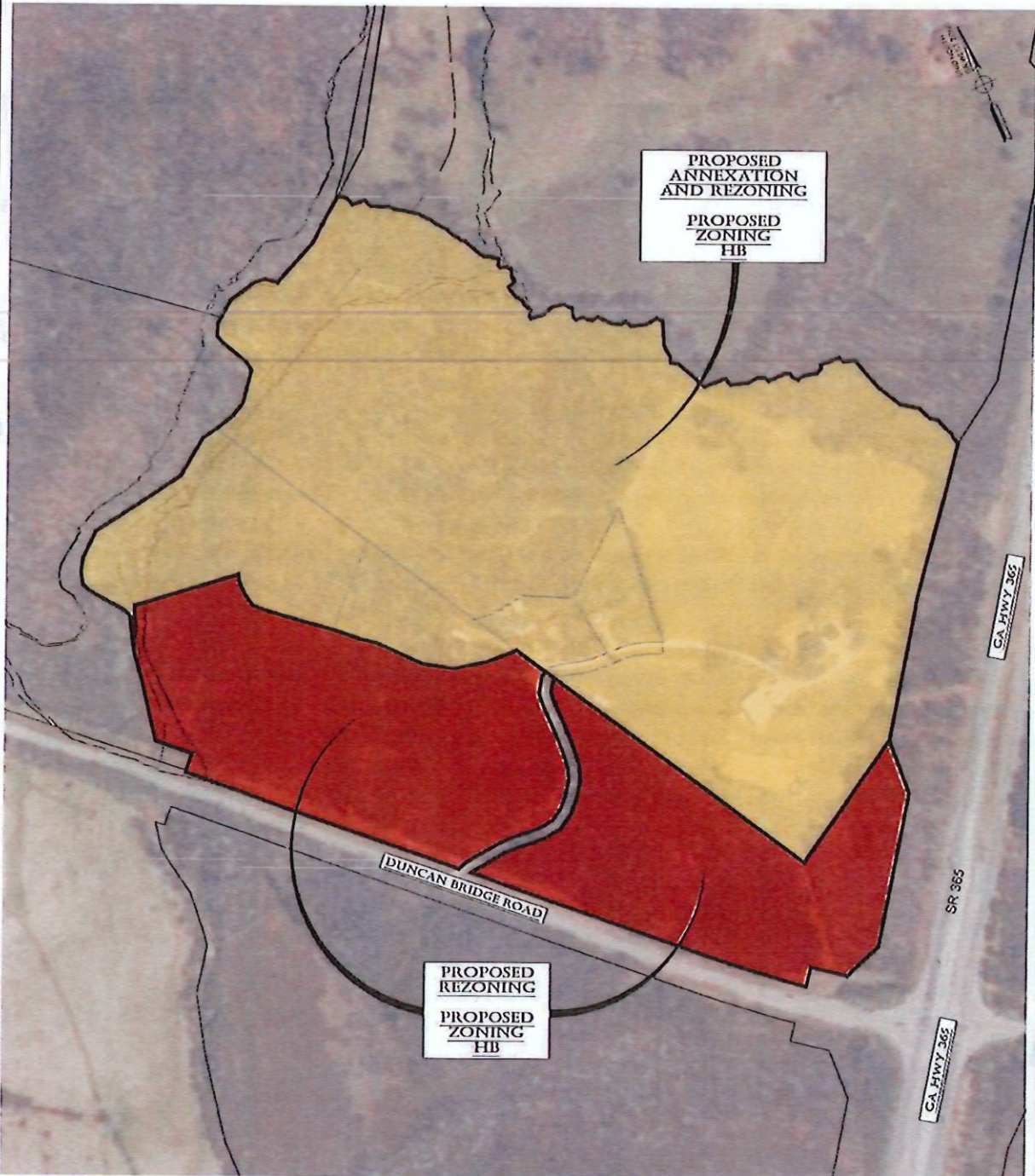
Flood Map Disclaimer: The data shown is provided as a reference only and does not imply accuracy with regard to horizontal or vertical location. This data is not to be employed to determine any base flood elevations for National Flood Insurance.

FEMA provides access to the National Flood Hazard Layer (NFHL) through web mapping services. The NFHL is a computer database that contains FEMA's flood hazard map data. The simplest way for you to access the flood hazard data, including the NFHL, is through [FEMA's Map Service Center \(MSC\)](#). If you want to explore the current digital effective flood hazard data in a map, the best tool to use is the [NFHL Viewer](#). From the NFHL Viewer, you may view, download, and print flood maps for your location

Date created: 8/10/2026

Last Data Uploaded: 8/9/2026 11:15:32 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



**ANNEXATION AND  
REZONING EXHIBIT**

**PROPOSED SITE AREA (TOTAL):**  
±66.07 ACRES

**PROPOSED ZONING:**  
HB

**COOK**

3120 FRONTAGE ROAD  
GAINESVILLE, GA. 30604  
(878) 207-1509  
www.thecoekandcompany.com

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# CITY OF BALDWIN

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

July 17, 2026

Subject: Notice of Accepted Annexation Petition - Cook Construction

Dear Habersham County School System,

This letter is pursuant to O.C.G.A. § 36-36-111, the City of Baldwin is providing notice of petition of annexation of the property described in the enclosed annexation petition.

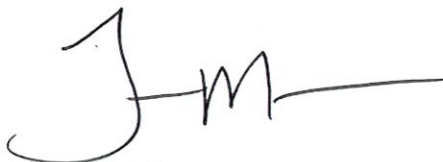
The annexation petition and associated rezoning application were determined to be valid and accepted by the City on July 14, 2026.

## Property Information

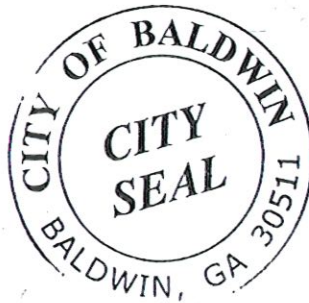
- Applicant: Cook Construction and Real Estate
- Property Location: 65.92 Acres Designated as Habersham County Tax Parcel(s): p/o 050 002C; 050 047B; 048 022; 048 022A; 048 023 including 45 acres unincorporated Habersham County and 20.92 acres in the City of Baldwin
- Current Zoning (Habersham County): 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

The City Council shall take action on the zoning application at the public meeting of the City Council to be held at the Baldwin Police Precinct, Municipal Courtroom, 155 Willingham Avenue, Baldwin, Georgia at 6:00 p.m. on August 18, 2026. This notice is being provided in accordance with the requirements of O.C.G.A. § 36-36-111.

Tiera Morrison



City Manager



Avery Page



City Clerk





Application for Annexation  
Office of the City Clerk

P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

Published Date \_\_\_\_\_

First Reading Date 8/4/2026

Public Hearing Date \_\_\_\_\_

Second Reading Date \_\_\_\_\_

**Applicant Information**

|                  |                                                                                                                            |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| Name             | Cook Construction and Real Estate, c/o Underwood Scoggins LLC                                                              |
| Address          | 3120 Frontage Road                                                                                                         |
| City, State, Zip | Gainesville, GA 30504                                                                                                      |
| Phone            | 678-207-1500                                                                                                               |
| Fax/Email        | GCook@cook-residential.com eunderwood@underwoodscoggins.com<br>aprice@underwoodscoggins.com; nmorris@underwoodscoggins.com |

**Property Owner Information**

|                  |                            |
|------------------|----------------------------|
| Name             | Shadow Stone Partners, LLC |
| Address          | 3120 Frontage Road         |
| City, State, Zip | Gainesville, GA 30504      |
| Phone            |                            |
| Fax/Email        |                            |

**Applicant Status (check one)**

|                                     |                    |
|-------------------------------------|--------------------|
| <input checked="" type="checkbox"/> | Property Owner     |
| <input type="checkbox"/>            | Option to Purchase |
| <input type="checkbox"/>            | Area Resident      |
| <input type="checkbox"/>            | Other (explain):   |

**Zoning Status**

Existing Zoning Classification(s):

LI (Habersham County)

Annex & Establish Zoning as:

HB (City of Baldwin)

**Required Supporting Documents**

- ☒ Plat: One full scale and one 8.5 x 11
- ☒ Legal Description of Property
- ☒ Concept Plan (prepared by professional engineer, registered land surveyor, architect, or landscape architect)
- ☒ Narrative Report
- ☐ Architectural Rendering: One full scale and one 8.5 x 11
- ☐ Traffic Impact Study
- ☐ DRI Review (Large Scale Projects Only)
- ☐ Other: \_\_\_\_\_
- ☐ Civil Plans for Water/Sewer Infrastructure

*Applicant's Certification: I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and I have received a copy of the Public Notice Requirements.*

Signature of Applicant \_\_\_\_\_

Date 12/23/2025

Received by (name and title) \_\_\_\_\_

Date \_\_\_\_\_

***Application Withdrawal Notification: We hereby withdraw the above application.***

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

## Property Owner Authorization

Instructions: Each property owner must complete and sign a Property Owner Authorization page and provide the information requested under the Owner Information Certification section. In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

## Owner Information Certification

I swear that I am the owner of the property which is the subject matter of this application - as shown in the records of Habersham/Banks County, Georgia.

|                              |                            |
|------------------------------|----------------------------|
| Name of Owner (please print) | Shadow Stone Partners, LLC |
| Owner's Address              | 3120 Frontage Rd           |
| City, State, Zip             | Gainesville, GA 30504      |
| Owner's Phone No             |                            |
| Owner's Cell Phone No        |                            |

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of an Annexation and Zoning action for this property.

## Notary Public Certification

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

### NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Owner

KEITH COOK, MANAGER

Date

6/2/26

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date

6/2/26

My Commission Expires:

8/21/27



(seal)

## Applicant Information Certification

Instructions: If the Owner and the Applicant are the same, the Applicant Information Certification section of this document is not required. If the Owner and the Applicant are not the same, each applicant must complete and sign the Applicant Information Certification section of a separate Property Owner Authorization Page.

|                                  |                                   |
|----------------------------------|-----------------------------------|
| Name of Applicant (please print) | Cook Construction and Real Estate |
| Applicant's Address              | 3120 Frontage Road                |
| City, State, Zip                 | Gainesville, GA 30504             |
| Applicant's Phone No.            | 678-207-1500                      |
| Applicant's Cell Phone No.       |                                   |

Please briefly describe your reason for requesting annexation of this property.

Cook Construction and Real Estate feels there is a need for quality commercial development along this corridor which could include grocery, retail, restaurants, medical and assisted living facilities for seniors. Recent market data shows that Habersham County and the surrounding areas are driving more than 15+ miles to spend money and are giving other communities more than \$500 million annually for consumerism that are not provided here. Additionally, there are only 309 publicly known assisted living beds in the area, but there are more than 9,000 Habersham County residents over age 55. Each of the proposed uses will meet the minimums established by the City of Baldwin's current development standards.

Instructions: All Property Owner Authorization sheets must be complete, signed, and duly notarized.

### NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following

Signature of Applicant

Date 12/23/2025

Who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public

Date 1/02/26

My Commission Expires: 8/21/27



(seal)

## CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
  - ii. The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
  - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

### OWNER'S CERTIFICATION

I hereby certify that that I have read the above campaign disclosure information and declare that (select one):

KEITH COOK

6/2/26

Property Owner Signature

- ☐ I have within the two years immediately preceding this date (see \*NOTE below)
- ☒ I have not within the two years immediately preceding this date

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

(1) \_\_\_\_\_  
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ \_\_\_\_\_ Date \_\_\_\_\_

## CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contributions were made; and
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- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action had made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
- i. The name and official position of the local government official to whom the campaign contribution was made; and
  - ii. The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

### APPLICANT'S CERTIFICATION

I hereby certify that I have read the above campaign disclosure information and declare that (select one):

*12/23/2025*

|                                     |                                                                               |
|-------------------------------------|-------------------------------------------------------------------------------|
| <input type="checkbox"/>            | I have within the two years immediately preceding this date (see *NOTE below) |
| <input checked="" type="checkbox"/> | I have not within the two years immediately preceding this date               |

made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

- (1) \_\_\_\_\_  
Name and official position of the City Council Member and/or Planning and Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made.

(2) Amount: \$ \_\_\_\_\_ Date 12/19/2025



**UNDERWOOD | SCOGGINS**  
Attorneys at Law

202 Tribble Gap Road, Suite 200  
Cumming, Georgia 30040  
Phone: 470-995-1776  
Fax: 470-998-2684  
[www.underwoodscoggins.com](http://www.underwoodscoggins.com)

J. Ethan Underwood  
[eunderwood@underwoodscoggins.com](mailto:eunderwood@underwoodscoggins.com)

April 23, 2026

CAMPAIGN DISCLOSURE

|                         |                                                                                                                                                                                                           |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Applicant:              | Cook Construction and Real Estate                                                                                                                                                                         |
| Subject Property:       | 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 in unincorporated Habersham County and 20.92 acres in the City of Baldwin |
| Current Zoning:         | LI – Low Intensity (Habersham County)                                                                                                                                                                     |
| Proposed Zoning:        | HB – Highway Business (City of Baldwin)                                                                                                                                                                   |
| Proposed Use:           | Commercial Development including Grocery, Retail, Restaurant, Medical Office and Senior Living                                                                                                            |
| Application:            | Annexation and Rezoning                                                                                                                                                                                   |
| ROW Access:             | GA Highway 365 and Duncan Bridge Road (SR 384)                                                                                                                                                            |
| Governing Jurisdiction: | City of Baldwin, Georgia                                                                                                                                                                                  |

Please be advised that Underwood Scoggins, LLC, has not given campaign contributions to any City of Baldwin government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and forms a part of such application.

Sincerely,

Ethan Underwood  
Attorney for Applicant

## PUBLIC NOTICE REQUIREMENTS

City of Baldwin zoning regulations require public notice be given on all zoning applications, as follows:

1. A **legal advertisement** shall be published no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. This requirement is covered by the Planning Department staff.)
2. A **public notice sign** shall be placed in a conspicuous location on the property which is subject to the zoning application. The original public notice sign with the date and time of the public hearing will be posted by the Planning Department staff.
3. The **public notice sign** will be removed from the property by City staff within three business days following the public hearing.

As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning and Development immediately by calling 706-778-6341 so the sign can be replaced. Failure to report problems with the sign during the entire period of the hearings will also result in a delay.

The purpose of the public notice sign is to inform the surrounding property owners that an application has been filed. Placement of the sign in a manner that is not clearly visible violates the requirements. Failure to place the sign in a conspicuous location or relocation of the sign by anyone other than City staff will result in your request being tabled until the sign is posted as required. Failure to ensure that the sign remains posted on the site during the entire zoning process means there will be a delay in the hearing date set for your request. Legally, the City cannot consider a request until proper notice has been given to the public.

If it is determined at any time during the zoning process that the sign is not properly placed on the site, the City Council has no choice but to table the request, even if there is no opposition to the application. Many of the board members, as well as the planning staff, visit the sites and will be looking for the sign. Additionally, local citizens often report when a sign is not visible. The City will not consider your request until it is satisfied that proper public notice has been given and all legal requirements have been fulfilled.

Multiple sign posting on a site may be required if it is so determined by the Planning Department staff to be necessary. Signs should be placed as near to the road as possible, so they are clearly visible. The sign(s) cannot be obstructed by vegetation (or otherwise), may not be placed at an inappropriate distance from the road, or placed on something in such a manner so as to blend into the scenery.

**Applicant's Certification:** *I hereby certify the above information, and all attached information, is true and correct, and that I have read, understand, and have received a copy of the Public Notice Requirements.*

Signature of Applicant



Date

1/2/26



**Petition for Annexation**  
**Office of the City Clerk**  
**P.O. Box 247**

**186 Hwy 441 Bypass, Baldwin, GA 30511**

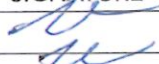
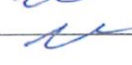
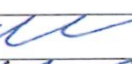
Date Received by City \_\_\_\_\_

*Along with this petition, please submit a completed application for annexation, a copy of the plat for the property you wish to annex, and a copy of the deed for that same property. Any questions concerning this petition or application can be addressed by the City Clerk at [cityclerk@cityofbaldwin.org](mailto:cityclerk@cityofbaldwin.org).*

To the City of Baldwin, Georgia:

1. We, the undersigned, all the owners of all real property of the territory described herein, respectfully request that the City Council annex this territory to the City of Baldwin, Georgia, and extend the City boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A 36-36-20) to the existing corporate limits of Baldwin, Georgia and the description of such territory is as described in the following attachments.

KEITH COOK

| NAME                       | ADDRESS                         | SIGNATURE                                                                             |
|----------------------------|---------------------------------|---------------------------------------------------------------------------------------|
| Shadow Stone Partners, LLC | 429 Hubert Harris Rd (048 022)  |   |
| Shadow Stone Partners, LLC | 325 Hubert Harris Rd (050 047B) |  |
| Shadow Stone Partners, LLC | 277 Hubert Harris Rd (048 023)  |  |
| Shadow Stone Partners, LLC | 277 Hubert Harris Rd (048 023A) |  |
| Shadow Stone Partners, LLC | ST HWY 365 (050 002C)           |  |
|                            |                                 | 6/2/26                                                                                |
|                            |                                 |                                                                                       |
|                            |                                 |                                                                                       |
|                            |                                 |                                                                                       |
|                            |                                 |                                                                                       |

- A. Is the annexation for Commercial or Residential property? Commercial
- B. If the property is Residential, how many people live on this property? \_\_\_\_\_
- C. How many are minorities? \_\_\_\_\_
- D. How many are voting age? \_\_\_\_\_
- E. What is the current zoning of the property? LI - Light Intensity
- F. What use are you proposing to make of this property? Commercial, Retail, Medical
- G. What would you like this property to be zoned? \_\_\_\_\_ HB - Highway Business District

**UNITED STATES DEPARTMENT OF JUSTICE  
PRECLEARANCE INFORMATION  
(As Required by Federal Law)**

The following information is required by Federal Law. Pursuant to approval of any Annexation by the Baldwin City Council, the following annexation data is compiled by the City Clerk. The information is then reviewed and certified by the Zoning Administrator and submitted to the United States Department of Justice for Preclearance Certification.

**SECTION 1:** To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

|   |                                                      |                                         |
|---|------------------------------------------------------|-----------------------------------------|
| 1 | Ordinance Number(s)                                  |                                         |
| 2 | Effective Date of Ordinance                          |                                         |
| 3 | Effective Date of Annexation                         |                                         |
| 4 | Acreage Annexed                                      | 20.92 acres                             |
| 5 | Ward Number                                          |                                         |
| 6 | Current Zoning Classification of Land to be Annexed  | LI - Low Intensity (Habersham County)   |
| 7 | Zoning Classification After Annexation               | HB - Highway Business (City of Baldwin) |
| 8 | Present Use of Land to be Annexed                    | Undeveloped                             |
| 9 | Expected Future Development of Land After Annexation | Commercial and Light Industrial         |

**SECTION 2:** To be completed only if the property annexed includes existing residential development.

|    |                                                 |  |
|----|-------------------------------------------------|--|
| 10 | Number of People Before Annexation              |  |
| 11 | Percent of Minorities                           |  |
| 12 | Voting Age of People Before Annex.              |  |
| 13 | Race of People Before Annexation                |  |
| 14 | Language of People Before Annex.                |  |
| 15 | Number of Registered Voters Before Annexation   |  |
| 16 | Race of Registered Voters Before Annexation     |  |
| 17 | Language of Registered Voters Before Annexation |  |

**SECTION 3:** To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. The information provided is speculative and should be based upon the projected build-out of the development.

|    |                                                       |  |
|----|-------------------------------------------------------|--|
| 18 | Estimate of Population After Annex.                   |  |
| 19 | Estimate of Race of Voters After Annex.               |  |
| 20 | Estimate of Language Group of Voters After Annexation |  |

Comments: \_\_\_\_\_

Parcel No. 050 002C

**UNITED STATES DEPARTMENT OF JUSTICE  
PRECLEARANCE INFORMATION  
(As Required by Federal Law)**

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**SECTION 1:** To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

|   |                                                      |                                         |
|---|------------------------------------------------------|-----------------------------------------|
| 1 | Ordinance Number(s)                                  |                                         |
| 2 | Effective Date of Ordinance                          |                                         |
| 3 | Effective Date of Annexation                         |                                         |
| 4 | Acreage Annexed                                      | 1.00 acres                              |
| 5 | Ward Number                                          |                                         |
| 6 | Current Zoning Classification of Land to be Annexed  | LI - Low Intensity (Habersham County)   |
| 7 | Zoning Classification After Annexation               | HB - Highway Business (City of Baldwin) |
| 8 | Present Use of Land to be Annexed                    | Residential                             |
| 9 | Expected Future Development of Land After Annexation | Commercial and Light Industrial         |

**SECTION 2:** To be completed only if the property annexed includes existing residential development.

|    |                                                 |         |
|----|-------------------------------------------------|---------|
| 10 | Number of People Before Annexation              | ~ 2     |
| 11 | Percent of Minorities                           | 0       |
| 12 | Voting Age of People Before Annex.              | 18+     |
| 13 | Race of People Before Annexation                | White   |
| 14 | Language of People Before Annex.                | English |
| 15 | Number of Registered Voters Before Annexation   | unknown |
| 16 | Race of Registered Voters Before Annexation     | White   |
| 17 | Language of Registered Voters Before Annexation | English |

**SECTION 3:** To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. **The information provided is speculative and should be based upon the projected build-out of the development.**

|    |                                                       |  |
|----|-------------------------------------------------------|--|
| 18 | Estimate of Population After Annex.                   |  |
| 19 | Estimate of Race of Voters After Annex.               |  |
| 20 | Estimate of Language Group of Voters After Annexation |  |

Comments: \_\_\_\_\_

Parcel No. 050 47B

**UNITED STATES DEPARTMENT OF JUSTICE  
PRECLEARANCE INFORMATION  
(As Required by Federal Law)**

The following information is required by Federal Law. Pursuant to approval of any Annexation by the Baldwin City Council, the following annexation data is compiled by the City Clerk. The information is then reviewed and certified by the Zoning Administrator and submitted to the United States Department of Justice for Preclearance Certification.

**SECTION 1:** To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

|   |                                                      |                                         |
|---|------------------------------------------------------|-----------------------------------------|
| 1 | Ordinance Number(s)                                  |                                         |
| 2 | Effective Date of Ordinance                          |                                         |
| 3 | Effective Date of Annexation                         |                                         |
| 4 | Acreage Annexed                                      | 1.70 acres                              |
| 5 | Ward Number                                          |                                         |
| 6 | Current Zoning Classification of Land to be Annexed  | LI - Low Intensity (Habersham County)   |
| 7 | Zoning Classification After Annexation               | HB - Highway Business (City of Baldwin) |
| 8 | Present Use of Land to be Annexed                    | Residential                             |
| 9 | Expected Future Development of Land After Annexation | Commercial and Light Industrial         |

**SECTION 2:** To be completed only if the property annexed includes existing residential development.

|    |                                                 |         |
|----|-------------------------------------------------|---------|
| 10 | Number of People Before Annexation              | ~ 2     |
| 11 | Percent of Minorities                           | 0       |
| 12 | Voting Age of People Before Annex.              | 18+     |
| 13 | Race of People Before Annexation                | White   |
| 14 | Language of People Before Annex.                | English |
| 15 | Number of Registered Voters Before Annexation   | unknown |
| 16 | Race of Registered Voters Before Annexation     | White   |
| 17 | Language of Registered Voters Before Annexation | English |

**SECTION 3:** To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. The information provided is speculative and should be based upon the projected build-out of the development.

|    |                                                       |  |
|----|-------------------------------------------------------|--|
| 18 | Estimate of Population After Annex.                   |  |
| 19 | Estimate of Race of Voters After Annex.               |  |
| 20 | Estimate of Language Group of Voters After Annexation |  |

Comments: \_\_\_\_\_

Parcel No. 048 023

**UNITED STATES DEPARTMENT OF JUSTICE  
PRECLEARANCE INFORMATION  
(As Required by Federal Law)**

The following information is required by Federal Law. Pursuant to approval of any Annexation by the Baldwin City Council, the following annexation data is compiled by the City Clerk. The information is then reviewed and certified by the Zoning Administrator and submitted to the United States Department of Justice for Preclearance Certification.

**SECTION 1:** To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

|   |                                                      |                                         |
|---|------------------------------------------------------|-----------------------------------------|
| 1 | Ordinance Number(s)                                  |                                         |
| 2 | Effective Date of Ordinance                          |                                         |
| 3 | Effective Date of Annexation                         |                                         |
| 4 | Acreage Annexed                                      | 4.87 acres                              |
| 5 | Ward Number                                          |                                         |
| 6 | Current Zoning Classification of Land to be Annexed  | LI - Low Intensity (Habersham County)   |
| 7 | Zoning Classification After Annexation               | HB - Highway Business (City of Baldwin) |
| 8 | Present Use of Land to be Annexed                    | Undeveloped                             |
| 9 | Expected Future Development of Land After Annexation | Commercial and Light Industrial         |

**SECTION 2:** To be completed only if the property annexed includes existing residential development.

|    |                                                 |  |
|----|-------------------------------------------------|--|
| 10 | Number of People Before Annexation              |  |
| 11 | Percent of Minorities                           |  |
| 12 | Voting Age of People Before Annex.              |  |
| 13 | Race of People Before Annexation                |  |
| 14 | Language of People Before Annex.                |  |
| 15 | Number of Registered Voters Before Annexation   |  |
| 16 | Race of Registered Voters Before Annexation     |  |
| 17 | Language of Registered Voters Before Annexation |  |

**SECTION 3:** To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. **The information provided is speculative and should be based upon the projected build-out of the development.**

|    |                                                       |  |
|----|-------------------------------------------------------|--|
| 18 | Estimate of Population After Annex.                   |  |
| 19 | Estimate of Race of Voters After Annex.               |  |
| 20 | Estimate of Language Group of Voters After Annexation |  |

Comments: \_\_\_\_\_

Parcel No. 048 023A

**UNITED STATES DEPARTMENT OF JUSTICE  
PRECLEARANCE INFORMATION  
(As Required by Federal Law)**

The following information is required by Federal Law. Pursuant to approval of any Annexation by the Baldwin City Council, the following annexation data is compiled by the City Clerk. The information is then reviewed and certified by the Zoning Administrator and submitted to the United States Department of Justice for Preclearance Certification.

**SECTION 1:** To be completed for each property to be annexed into the City of Baldwin, Georgia. The City Clerk will complete the four shaded sections.

|   |                                                      |                                         |
|---|------------------------------------------------------|-----------------------------------------|
| 1 | Ordinance Number(s)                                  |                                         |
| 2 | Effective Date of Ordinance                          |                                         |
| 3 | Effective Date of Annexation                         |                                         |
| 4 | Acreage Annexed                                      | 36.43 acres                             |
| 5 | Ward Number                                          |                                         |
| 6 | Current Zoning Classification of Land to be Annexed  | LI - Low Intensity (Habersham County)   |
| 7 | Zoning Classification After Annexation               | HB - Highway Business (City of Baldwin) |
| 8 | Present Use of Land to be Annexed                    | Residential                             |
| 9 | Expected Future Development of Land After Annexation | Commercial and Light Industrial         |

**SECTION 2:** To be completed only if the property annexed includes existing residential development.

|    |                                                 |         |
|----|-------------------------------------------------|---------|
| 10 | Number of People Before Annexation              | ~ 2     |
| 11 | Percent of Minorities                           | 0       |
| 12 | Voting Age of People Before Annex.              | 18+     |
| 13 | Race of People Before Annexation                | White   |
| 14 | Language of People Before Annex.                | English |
| 15 | Number of Registered Voters Before Annexation   | unknown |
| 16 | Race of Registered Voters Before Annexation     | White   |
| 17 | Language of Registered Voters Before Annexation | English |

**SECTION 3:** To be completed when vacant or undeveloped property is annexed into the City of Baldwin for residential development. The information provided is speculative and should be based upon the projected build-out of the development.

|    |                                                       |  |
|----|-------------------------------------------------------|--|
| 18 | Estimate of Population After Annex.                   |  |
| 19 | Estimate of Race of Voters After Annex.               |  |
| 20 | Estimate of Language Group of Voters After Annexation |  |

Comments: \_\_\_\_\_

Parcel No.048 022

J. Ethan Underwood  
eunderwood@underwoodscoggins.com

**LETTER OF INTENT REGARDING LAND USE APPLICATION AND SIXTY PERCENT ANNEXATION**  
**COMPLIANCE PURSUANT TO O.C.G.A. §§ 36-36-30 ET SEQ.**

|                                |                                                                                                                                                                                                           |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>              | Cook Construction and Real Estate                                                                                                                                                                         |
| <b>Subject Property:</b>       | 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 in unincorporated Habersham County and 20.92 acres in the City of Baldwin |
| <b>Current Zoning:</b>         | LI – Low Intensity (Habersham County)                                                                                                                                                                     |
| <b>Proposed Zoning:</b>        | HB – Highway Business (City of Baldwin)                                                                                                                                                                   |
| <b>Proposed Use:</b>           | Commercial Development including Grocery, Retail, Restaurant, Medical Office and Senior Living                                                                                                            |
| <b>Application:</b>            | Annexation and Rezoning                                                                                                                                                                                   |
| <b>ROW Access:</b>             | GA Highway 365 and Duncan Bridge Road (SR 384)                                                                                                                                                            |
| <b>Governing Jurisdiction:</b> | City of Baldwin, Georgia                                                                                                                                                                                  |

This statement is intended to comply with the application procedures established by the Zoning Ordinance of the Governing Jurisdiction (the “Zoning Ordinance”), the Governing Jurisdiction’s Petition for Annexation, Application for Zoning, and other applicable Ordinances and Standards. The Applicant incorporates all statements made in the Application for Public Hearing by the Applicant (the “Application”). Any zoning request, special use permit, petition for annexation, and variance application submitted concurrently with the Application is also incorporated herein by this reference. The Application sets forth a preliminary development plan for the Subject Property, to evaluate the proposed development and its zoning classification, based upon factors set forth by the Governing Jurisdiction. The Applicant has provided all required information and has submitted the appropriate application fees. The requested Application meets all judicial and statutory requirements for approval.

Specifically, the Applicant requests the following:

- a) Annex ~45 acres, Habersham County Tax Parcel(s) 050 047B; 048 022; 048 022A; and 048 023, into the City of Baldwin.
- b) Rezone the Subject Property, ~65.92 acres, from LI – Low Intensity (Habersham County) and HB – Highway Business (City of Baldwin) to HB – Highway Business (City of Baldwin).

**NARRATIVE STATEMENT DESCRIBING THE PROPOSED USE OF THE PROPERTY, IF ZONED**

The Applicant intends to develop the Subject Property for highway-oriented commercial uses consistent with the submitted concept plan, including grocery, retail, restaurant, medical office, and senior living uses,

together with associated parking, internal access drives, stormwater facilities, utilities, signage, landscaping, and related site improvements. Final site design, access, layout, and development details will remain subject to the City's applicable zoning, development, and permitting requirements.

### **IMPACT STATEMENT**

The following statements are submitted in response to the review standards set forth in Section 1609 of the City of Baldwin Zoning Ordinance and address the factors to be considered by the Mayor and Council in evaluating the requested rezoning.

**a) The existing land use and zoning classification of nearby property;**

The subject property is located at the intersection of GA Highway 365 and Duncan Bridge Road (SR384) in an area characterized by highway-oriented development, existing residences, and undeveloped land. The requested Highway Business classification is consistent with the commercial nature of the SR 365 corridor and provides an appropriate transition between transportation infrastructure and surrounding uses.

**b) The suitability of the subject property for the zoned purposes;**

The property is well suited for Highway Business uses due to its significant frontage on major State highways, visibility, access potential, and size. These characteristics make the site appropriate for commercial, service, medical, and senior living uses that benefit from convenient regional access.

**c) The extent to which the property values of the subject property are diminished by the particular zoning restrictions;**

The Current Zoning limits the range of economically viable uses available for the Subject Property. Given the site's location along a major highway corridor, retaining the present zoning restricts the Applicant's ability to reasonably develop the property for uses better aligned with market demand and site characteristics.

**d) The extent to which the destruction of property values of the subject property promotes the health, safety, morals or general welfare of the public;**

Maintaining the Current Zoning in a manner that suppresses the property's reasonable value does not materially advance public health, safety, morals, or welfare.

- e) **The relative gain to the public as compared to the hardship imposed upon the individual property owners;**

Approval of the Application would provide public benefits through additional services, employment opportunities, tax base expansion, and orderly development. Denial would impose hardship on the owner by limiting productive use of a strategically located property.

- f) **Whether the subject property has a reasonable economic use as currently zoned;**

The Subject Property has no reasonable economic use as currently zoned.

- g) **The length of time that the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property;**

To the extent portions of the property remain undeveloped or underutilized, that condition indicates the present zoning has not resulted in timely or efficient use of the land. The requested zoning would increase the likelihood of productive development.

- h) **Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property;**

Commercial and service uses are appropriate near major transportation corridors and intersections. The requested zoning would allow uses compatible with the Subject Property's location while buffering and design controls can address adjoining properties.

- i) **Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property;**

The Proposed Zoning will not adversely affect nearby properties and will be developed in compliance with applicable standards for access, stormwater, setbacks, lighting, and buffering. Properly planned commercial development enhances convenience and nearby property utility.

- j) **Whether the zoning proposal is in conformity with the policies and intent of the land use plan;**

The Subject Property is located within the Suburban Transition character area, which contemplates small hubs of commercial and service business development serving adjacent neighborhoods. (2023 Joint Comprehensive Plan, Page 35). In addition, the southern portion of the property lies within the SR 365 corridor, which supports highway-oriented commercial land uses, offices, services, and institutional uses. (2023 Joint Comprehensive Plan, Page 26). The requested Highway Business zoning is consistent with these planning objectives and places commercial activity in an area intended for growth and roadway-oriented development.

- k) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.

The Proposed Use will not cause an excessive or burdensome use of existing street, transportation facilities, utilities or schools.

- l) Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning proposal.

The property's frontage on GA Highway 365, regional visibility, access opportunities, and surrounding growth trends support approval. These conditions make the site appropriate for commercial development that can serve the area and contribute to the City's economic growth.

**COMPLIANCE WITH THE SIXTY PERCENT ANNEXATION METHOD PURSUANT TO O.C.G.A. §§ 36-36-30 ET SEQ.**

The Applicant requests that Habersham County Tax Parcel(s) 050 047B; 048 022; 048 022A; and 048 023 be annexed into the City of Baldwin, as part of the Application. Pursuant to O.C.G.A. §§ 36-36-30 et seq, authority is granted to the municipal governing bodies Georgia to annex into the existing corporate limits thereof unincorporated areas which are contiguous to the existing corporate limits at the time of such annexation, upon the written and signed application of not less than 60 percent of the electors resident in the area included in any such application and of the owners of not less than 60 percent of the land area, by acreage, included in such application.

**Electors Analysis:**

Pursuant to O.C.G.A. § 36-36-32(d), the municipal governing body is responsible for obtaining from the county board of registrars the official list of electors residing within the annexation area for purposes of determining the percentage of electors signing the application. The City obtained and verified the official elector list from the Habersham County Board of Elections and provided the list to the Applicant. The verified elector list identifies five (5) electors residing within the proposed annexation area. The Applicant has obtained signatures from three (3) of the five (5) electors identified on the official list, constituting sixty percent (60%) of the electors residing within the annexation area and satisfying the sixty percent elector requirement of O.C.G.A. § 36-36-31. The following chart identifies the electors included on the official list and whether each elector's signature has been obtained in support of the Application.

| Address                | Elector         | Voter Reg. Number | # of Electors | % of total Electors | Elector Signature Incd. |
|------------------------|-----------------|-------------------|---------------|---------------------|-------------------------|
| 429 Hubert Harris Road | Heather Griffin | 05857826          | 1             | 20%                 | Yes                     |
| 325 Hubert Harris Road | Lucas Bray      | 12200602          | 1             | 20%                 | Yes                     |

|                                                                            |                |          |          |            |     |
|----------------------------------------------------------------------------|----------------|----------|----------|------------|-----|
| 277 Hubert Harris Road                                                     | Shana Bray     | 10636998 | 1        | 20%        | Yes |
| <b>TOTAL NUMBER OF ELECTORS WITH SIGNATURE INCLUDED<br/>IN APPLICATION</b> |                |          | <b>3</b> | <b>60%</b> |     |
| 429 Hubert Harris Road                                                     | Joshua Griffin | 07600128 | 1        | 20%        | No  |
| 287 Hubert Harris Road                                                     | Hardy Stuckey  | 01196242 | 1        | 20%        | No  |
| <b>TOTAL NUMBER OF ELECTORS IN<br/>AREA PROPOSED FOR<br/>ANNEXATION</b>    |                |          | <b>5</b> |            |     |

**Acreage Analysis:**

Pursuant to O.C.G.A. § 36-36-32(e), ownership for purposes of the sixty percent annexation method is determined by the record titleholder of the fee simple title, or such owner's legal representative. Based upon the deeds of record, the following chart identifies the owners of the parcels included within the proposed annexation area, the acreage attributable to each parcel, and whether the owner's signature has been obtained in support of the application.

| Tax<br>Parcel<br>No. | Address                | Owner                      | Acreage | % of total<br>acreage | Owner<br>Signature<br>Included |
|----------------------|------------------------|----------------------------|---------|-----------------------|--------------------------------|
| 048 022              | 429 Hubert Harris Road | Shadow Stone Partners, LLC | 36.43   | 81%                   | Yes                            |
| 050 047B             | 325 Hubert Harris Road | Shadow Stone Partners, LLC | 1.00    | 2%                    | Yes                            |
| 048 023              | 277 Hubert Harris Road | Shadow Stone Partners, LLC | 1.7     | 4%                    | Yes                            |
| 048 023A             | 277 Hubert Harris Road | Shadow Stone Partners, LLC | 4.87    | 11%                   | Yes                            |

**TOTAL ACREAGE PROPOSED FOR ANNEXATION WITH  
OWNER SIGNATURE INCLUDED IN APPLICATION**

**44.00 98%**

|          |                        |                |      |    |    |
|----------|------------------------|----------------|------|----|----|
| 048 022A | 287 Hubert Harris Road | Martha Stuckey | 1.00 | 2% | No |
|----------|------------------------|----------------|------|----|----|

**TOTAL ACREAGE PROPOSED  
FOR ANNEXATION**

**45.00**

**CONCLUSION**

The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this Letter of Intent and the Application by supplementing further responses and documents.

Sincerely,



Ethan Underwood  
Attorney for Applicant



Application for Annexation  
Office of the City Clerk

P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

**REGISTERED VOTER SIGNATURES**  
**TO REQUEST ANNEXATION INTO THE CITY OF BALDWIN**

Property Address: 325 Hubert Harris Road – Cornelia, GA 30531

Parcel ID: 050 047B

**VOTER SIGNATURE**

I attest that I am a Habersham County voter registered at the property listed above. Circle: YES or NO

✓ YES, I request annexation into the City of Baldwin for the parcel/property listed above.

    NO, I do not request annexation into the City of Baldwin for the parcel/property listed above.

Name: Shana Bray Voter Registration #: 10636998

Signature: [Handwritten Signature] Date: 05/25/2026

Sworn to and subscribed before me this 25 day of May, 2026

Seal/Stamp:

Notary Public Name: Melinda Ragan Barnes

Notary Public Signature: [Handwritten Signature]





Application for Annexation  
Office of the City Clerk

P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

**REGISTERED VOTER SIGNATURES**  
**TO REQUEST ANNEXATION INTO THE CITY OF BALDWIN**

Property Address: 325 Hubert Harris Road – Cornelia, GA 30531

Parcel ID: 050 047B

**VOTER SIGNATURE**

I attest that I am a Habersham County voter registered at the property listed above. Circle: YES or NO

☒ **YES**, I request annexation into the City of Baldwin for the parcel/property listed above.

☐ **NO**, I do not request annexation into the City of Baldwin for the parcel/property listed above.

Name: Lucas Bray Voter Registration #: 12200602

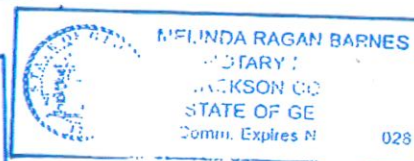
Signature: Lucas Bray Date: 5/25/26

Sworn to and subscribed before me this 25 day of May, 2026

Seal/Stamp:

Notary Public Name: Melinda Ragan Barnes

Notary Public Signature: [Signature]



**B**

Application for Annexation  
Office of the City Clerk

P.O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

**REGISTERED VOTER SIGNATURES  
TO REQUEST ANNEXATION INTO THE CITY OF BALDWIN**

Property Address: 429 Hubert Harris Road - Cornelia, GA 30531

Parcel ID: 048 022

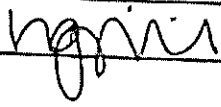
**VOTER SIGNATURE**

I attest that I am a Habersham County voter registered at the property listed above. Circle: YES or NO

☒ YES, I request annexation into the City of Baldwin for the parcel/property listed above.

☐ NO, I do not request annexation into the City of Baldwin for the parcel/property listed above.

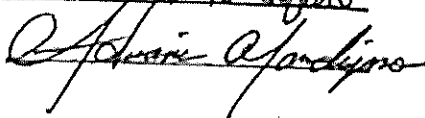
Name: Heather Griffin Voter Registration #: 05857826

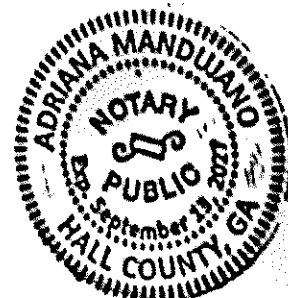
Signature:  Date: 5/29/20

Sworn to and subscribed before me this 29<sup>th</sup> day of May, 2026

Seal/Stamp:

Notary Public Name: Adriana Manduano

Notary Public Signature: 





J. Ethan Underwood  
[eunderwood@underwoodscoggins.com](mailto:eunderwood@underwoodscoggins.com)

**RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS**

|                                |                                                                                                                                                                                                           |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>              | Cook Construction and Real Estate                                                                                                                                                                         |
| <b>Subject Property:</b>       | 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 in unincorporated Habersham County and 20.92 acres in the City of Baldwin |
| <b>Current Zoning:</b>         | LI – Low Intensity (Habersham County)                                                                                                                                                                     |
| <b>Proposed Zoning:</b>        | HB – Highway Business (City of Baldwin)                                                                                                                                                                   |
| <b>Proposed Use:</b>           | Commercial Development including Grocery, Retail, Restaurant, Medical Office and Senior Living                                                                                                            |
| <b>Application:</b>            | Annexation and Rezoning                                                                                                                                                                                   |
| <b>ROW Access:</b>             | GA Highway 365 and Duncan Bridge Road (SR 384)                                                                                                                                                            |
| <b>Governing Jurisdiction:</b> | City of Baldwin, Georgia                                                                                                                                                                                  |

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for annexation, zoning, conditional use permit, site plan approval, and variances) (collectively, the "Application") of the Applicant and the owners of the Subject Property (collectively, the "Owner") and to put the Governing Jurisdiction on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Applicant objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) of the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Applicant and Owner file this Application for the purpose of changing the Current Zoning (and/or zoning conditions and requesting variances) to facilitate the Proposed Use, and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this application is not an admission of the need for any such approval of the Applicant's right to develop the

---

property. The Applicant and Owner reserve the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and /or zoning ordinances (collectively the "Zoning Ordinance") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare of the public and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Applicant without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction's authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The

imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Applicant and Owner reserve the right to challenge any such conditions, restrictions, or design requirements.

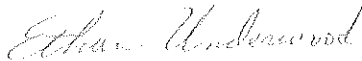
The Applicant and Owner assert that each has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Applicant. As such, the Applicant has acquired vested rights to develop the property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Applicant and Owner assert that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owner of due process under the law.

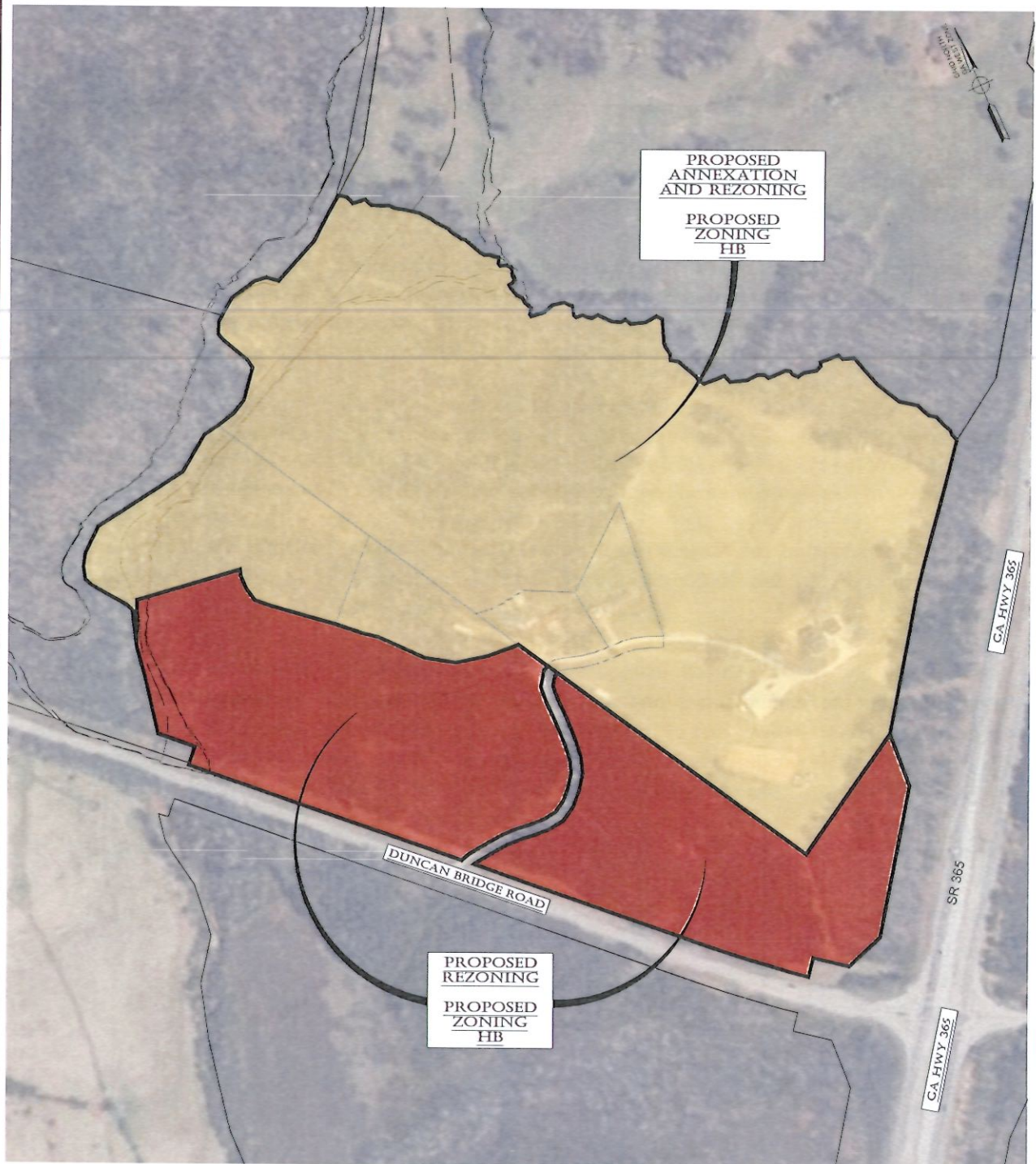
By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owner respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Applicant's other Application materials. The Applicant and Owner reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood  
Attorney for Applicant



**ANNEXATION AND  
REZONING EXHIBIT**

**PROPOSED SITE AREA (TOTAL):  
±66.07 ACRES**

**PROPOSED ZONING:  
HB**



## CONCEPT PLAN

PROPOSED SITE AREA (TOTAL):  
±66.07 ACRES

PROPOSED ZONING:  
HB

FILED &amp; RECORDED

DATE: 12/29/2015

TIME: 3:04pm

BOOK: 67

PAGE: 118

HABERSHAM COUNTY, GEORGIA

DAVID WALL, SUPERIOR COURT CLERK

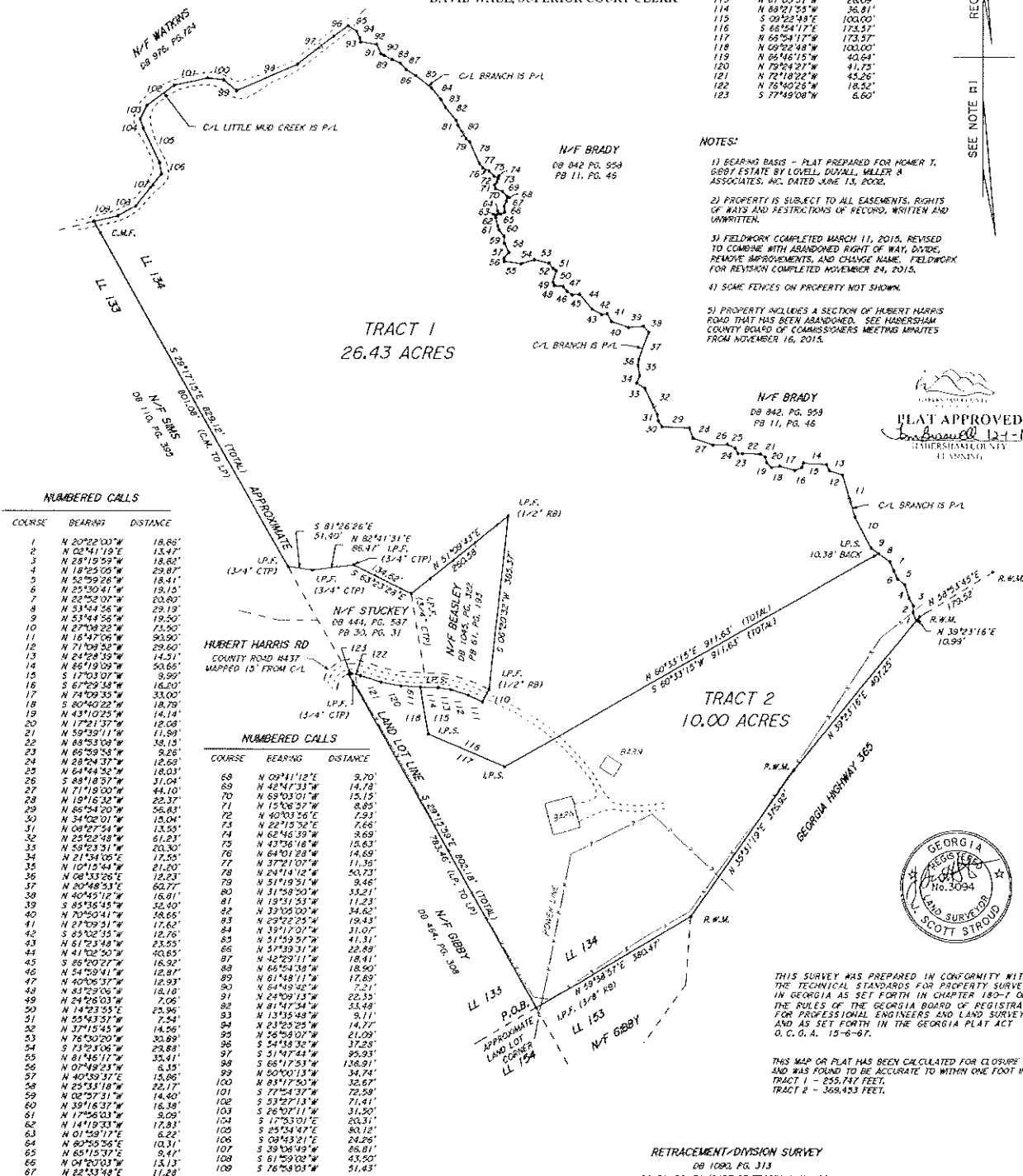
## NUMBERED CALLS

| COURSE | BEARING      | DISTANCE |
|--------|--------------|----------|
| 110    | S 28°14'27"W | 30.03'   |
| 111    | N 65°24'44"W | 33.08'   |
| 112    | N 72°09'06"W | 38.63'   |
| 113    | N 81°03'21"W | 25.09'   |
| 114    | N 68°21'55"W | 36.81'   |
| 115    | S 09°22'48"E | 100.00'  |
| 116    | S 68°54'17"E | 173.57'  |
| 117    | N 68°54'17"W | 173.57'  |
| 118    | N 09°22'48"W | 100.00'  |
| 119    | N 65°46'15"W | 40.64'   |
| 120    | N 72°09'27"W | 41.75'   |
| 121    | N 72°18'22"W | 45.26'   |
| 122    | N 75°40'26"W | 18.52'   |
| 123    | S 77°49'08"W | 6.60'    |

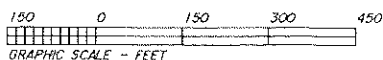
N  
RECORD  
SEE NOTE #1

## NOTES:

- 1) BEARING BASIS - PLAT PREPARED FOR HOMER T. GIBBY ESTATE BY LOVELL, STROUD & ASSOCIATES, INC. DATED JUNE 13, 2008.
- 2) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 3) FIELDWORK COMPLETED MARCH 11, 2015. REVISED TO COMBINE WITH ABANDONED RIGHT OF WAY, DRIVE, REMOVE IMPROVEMENTS, AND CHANGE NAME. FIELDWORK FOR REVISION COMPLETED NOVEMBER 24, 2015.
- 4) SOME FENCES ON PROPERTY NOT SHOWN.
- 5) PROPERTY INCLUDES A SECTION OF HUBERT HARRIS ROAD THAT HAS BEEN ABANDONED. SEE HABERSHAM COUNTY BOARD OF COMMISSIONERS MEETING MINUTES FROM NOVEMBER 16, 2015.



THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 33,653 FEET AND AN ANGULAR ERROR OF 0'00"00" PER ANGLE AND WAS ADJUSTED USING THE COMPOUND RULE.



## RETRACEMENT/DIVISION SURVEY

DB 1090, PG. 313  
PB 30, PG. 31 (PART OF TRACTS 1 AND 3)

## SURVEYORS:

LOVELL, STROUD AND ASSOCIATES, LLC  
P.O. BOX 906  
CLARKESVILLE, GA. 30523

R.L.S. #1553, #3094

CERTIFICATE OF AUTHORIZATION

NUMBER - LSF 000298

TELEPHONE - (706)754-9482

FAX - (706)754-7168

EMAIL ADDRESS - l@lslbwindeff.com

## MAP PREPARED FOR

JOSH ANTHONY ALLEN  
AND  
AMY MESTER ALLEN

HABERSHAM COUNTY

GEORGIA

DATE: MARCH 13, 2015

REVISED: NOVEMBER 30, 2015

LAND LOT: 134

DISTRICT: 10TH

COUNTY OF HABERSHAM

FILE # 125004

FIELD BOOK # 1510

INSTRUMENTS USED: TOPCON GTS-2110

SCALE - 1"=150'

SYMBOLS:

O.T.P. = OPEN TOP PIPE

I.P.F. = IRON PIN FOUND

I.P.S. = IRON PIN SET

(3/8" RE-BAR)

C.M. = CONCRETE MONUMENT

**NOTES:**

- 1) BEARING BASIS TAKEN FROM MAP PREPARED FOR SOUTH STATE BANK, BY J. SCOTT STROUD, GA. R.L.S. # 3094, UNDER DATE OF MARCH 13, 2015. (WEST BOUNDARY ALONG LAND LOT LINE, BEARING S29°17'15"E)
- 2) THIS PROPERTY DESCRIBED IN DEED BOOK 110, PAGE 395, HABERSHAM COUNTY, GA. DEED RECORDS. CURRENT OWNER: JOHN PHILLIP SIMS ESTATE
- 3) A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD HAZARD AREA PER THE FIRM MAP OF HABERSHAM COUNTY, GA. REFER TO MAP # 13137C0214C, EFFECTIVE DATE: JUNE 2, 2009.
- 4) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 5) DATES OF FIELD SURVEY: OCT. 26 & 28, NOV. 1, 2016.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,560 FEET AND AN ANGULAR ERROR OF 0°00'04" PER ANGLE AND WAS ADJUSTED BY LEAST SQUARES.  
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 377,116 FEET. (AVG. IN TRACTS)

BOUNDARY RETRACEMENT SURVEY 8  
DIVISION OF PARENT TRACT PREPARED FOR  
**JOHN MARK SIMS**  
(TRACT ONE)  
AND  
**SHEILA SIMS HOVATER**  
(TRACT TWO)  
LOCATED IN  
LAND LOT 133, 10TH DISTRICT  
HABERSHAM COUNTY, GEORGIA  
DATE: NOV. 7, 2016 SCALE: 1" = 125'  
JOB NO. 397-16 F.B. - 19/59

NOTE: THIS PLAT OF SURVEY REPRESENTS A DIVISION OF THE JOHN PHILLIP SIMS ESTATE. THIS DIVISION OF PROPERTY IS CONSIDERED A FAMILY DIVISION OF THAT ESTATE.  
NOTE: WELL LOCATED ON TRACT ONE IS TO BE A SHARED WELL WITH TRACT TWO.

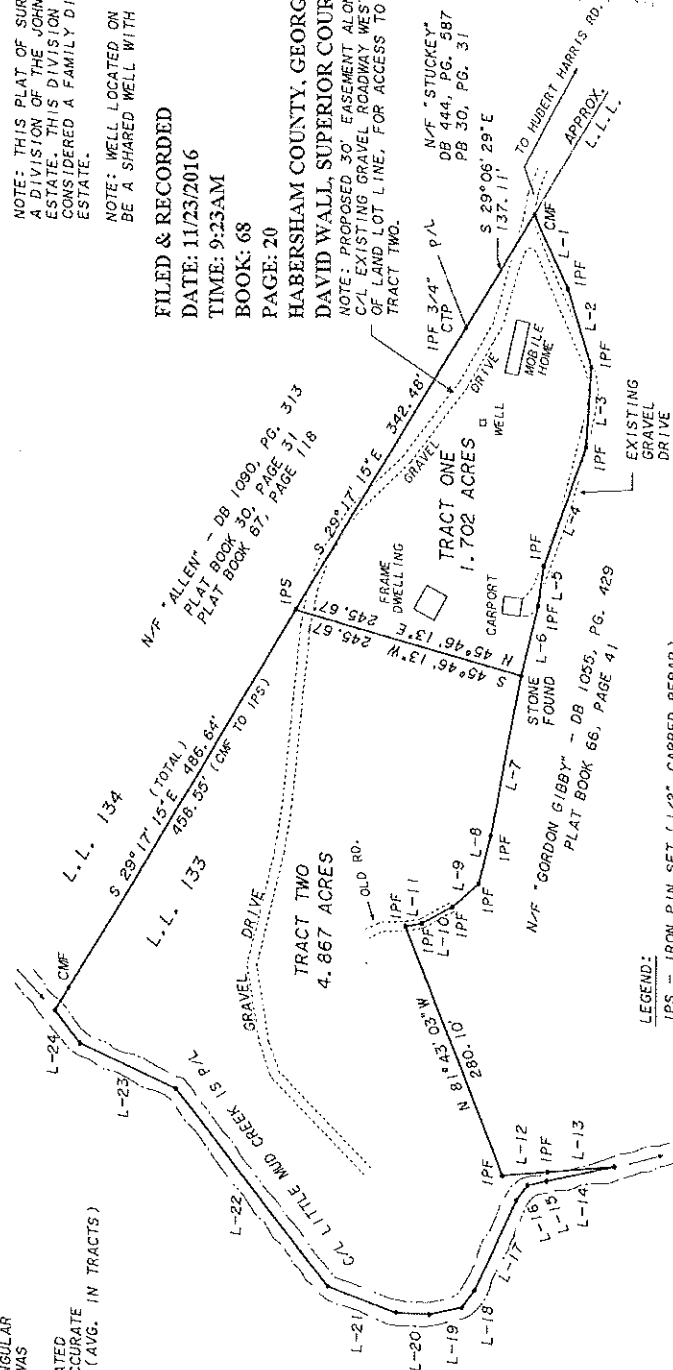
**FILED & RECORDED**

DATE: 11/23/2016  
TIME: 9:23AM  
BOOK: 68  
PAGE: 20

HABERSHAM COUNTY, GEORGIA

DAVID WALL, SUPERIOR COURT CLERK

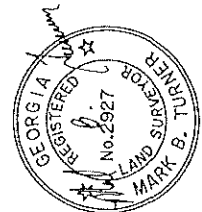
NOTE: PROPOSED 30' EASEMENT ALONG C/L EXISTING GRAVEL ROADWAY WEST OF LAND LOT LINE, FOR ACCESS TO TRACT TWO.



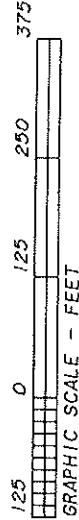
**LEGEND:**  
IPS - IRON PIN SET (1/2" CAPPED REBAR)  
IPF - IRON PIN FOUND (5/8" REBAR UNLESS OTHERWISE SHOWN)  
CMF - CONCRETE MONUMENT FOUND  
L.L.L. - LAND LOT  
N/F - NOW OR FORMERLY  
C/L - CENTERLINE  
P/L - PROPERTY LINE  
DB - DEED BOOK  
PB - PLAT BOOK  
PS - PLAT SLIDE  
CTP - CRIMP TOP PIPE

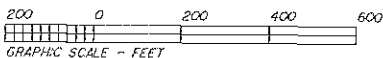
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS AND AS SET FORTH IN THE GA. PLAT ACT O.C.G.A. 19-6-67.

PREPARED BY  
**TURNER LAND SURVEYING**  
1641 UNIT B HWY. 129 SOUTH  
CLEVELAND, GEORGIA 30528  
PHONE: 706-865-0010  
R.L.S. # 000982  
F.B. - 19/59



PLAT APPROVED  
*David Wall* 11/23/16  
SUPERIOR COURT CLERK  
HABERSHAM COUNTY, GEORGIA





THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 14,942 FEET AND AN ANGULAR ERROR OF 00'00"00" PER ANGLE AND HAS ADJUSTED USING THE COMPASS RULE.

PLAT CLOSURES:  
TRACT # 1 - 1' - 39.432'  
TRACT # 2 - 1' - 31.618'  
TRACT # 3 - 1' - 84.332'  
TRACT # 4 - 1' - 98.318'  
TRACT # 5 - 1' - 23.425'

POWER LINE - P-P-P-P

PLAT APPROVED  
HABERSHAM COUNTY PLANNING



SURVEYORS:  
LOVELL, DUVALL, MILLER  
& ASSOCIATES, INC.  
# 1553, # 2295, # 2595  
P.O. BOX 906  
CLARKESVILLE, GA. 30523  
TELEPHONE - (706) 754-9422

MAP PREPARED FOR  
**HOMER T. GIBBY ESTATE**  
HABERSHAM COUNTY  
GEORGIA

DATE: JUNE 13, 2002  
REVISED:  
LAND LOT: 133, 134, 153  
DISTRICT: 10 TH  
COUNTY OF HABERSHAM  
FILE # 12506  
FIELD BOOK #  
INSTRUMENTS USED:  
TOPCON GTS-2110  
SCALE - 1"=200'  
SYMBOLS:  
I.P.F. - IRON PIN FOUND  
I.P.S. - IRON PIN SET  
C.M. - CONCRETE MONUMENT

#### NUMBERED "CALLS"

| TRACT # 1 |           |          |
|-----------|-----------|----------|
| COURSE    | BEARING   | DISTANCE |
| 1         | N 46°14'W | 37.71'   |
| 2         | N 06°45'W | 28.65'   |
| 3         | N 16°16'W | 59.77'   |
| 4         | N 25°56'W | 40.04'   |
| 5         | N 07°07'W | 59.25'   |
| 6         | N 10°06'W | 101.17'  |
| 7         | N 05°25'W | 35.00'   |
| 8         | N 10°50'E | 70.95'   |
| 9         | N 46°00'E | 25.44'   |
| 10        | N 44°00'E | 50.00'   |
| 11        | N 46°00'E | 120.81'  |
| 12        | N 46°57'E | 70.91'   |
| 13        | N 51°53'E | 47.00'   |
| 14        | N 39°56'W | 49.20'   |
| 15        | N 52°00'W | 103.60'  |
| 16        | N 54°32'W | 39.40'   |

#### NUMBERED "CALLS"

| TRACT # 2 |           |          |
|-----------|-----------|----------|
| COURSE    | BEARING   | DISTANCE |
| 1         | N 09°40'E | 62.94'   |
| 2         | N 24°48'E | 70.50'   |
| 3         | N 24°48'E | 48.06'   |
| 4         | S 19°15'W | 17.22'   |
| 5         | S 00°56'W | 26.25'   |
| 6         | S 12°11'W | 36.18'   |
| 7         | S 46°06'E | 50.61'   |
| 8         | S 46°43'E | 74.84'   |
| 9         | S 50°14'E | 41.44'   |
| 10        | S 70°58'W | 61.69'   |
| 11        | S 76°43'E | 86.13'   |
| 12        | N 89°58'E | 80.75'   |
| 13        | S 29°18'E | 7.99'    |
| 14        | S 69°00'E | 96.70'   |
| 15        | S 76°07'W | 13.64'   |
| 16        | S 35°22'W | 45.87'   |
| 17        | S 04°58'W | 42.63'   |
| 18        | S 00°13'E | 42.50'   |
| 19        | S 01°01'W | 42.03'   |
| 20        | S 03°25'W | 39.16'   |
| 21        | S 06°18'W | 38.86'   |
| 22        | S 19°27'W | 36.00'   |
| 23        | S 36°52'W | 37.10'   |
| 24        | S 44°38'W | 38.32'   |
| 25        | S 69°00'W | 34.55'   |
| 26        | S 82°50'W | 34.50'   |
| 27        | N 65°40'W | 35.94'   |
| 28        | N 82°18'W | 39.65'   |
| 29        | N 87°13'W | 39.38'   |
| 30        | S 86°01'W | 58.72'   |
| 31        | S 61°27'W | 63.61'   |
| 32        | S 74°00'W | 24.59'   |
| 33        | N 44°00'E | 50.00'   |
| 34        | N 45°00'W | 102.05'  |

#### NUMBERED "CALLS"

| TRACT # 3 |           |          |
|-----------|-----------|----------|
| COURSE    | BEARING   | DISTANCE |
| 1         | N 14°30'E | 4.30'    |
| 2         | N 64°27'E | 60.29'   |
| 3         | N 63°01'E | 55.53'   |
| 4         | S 87°13'E | 36.20'   |
| 5         | S 82°56'E | 38.51'   |
| 6         | S 65°40'E | 39.76'   |
| 7         | N 82°00'E | 43.22'   |
| 8         | N 60°20'E | 44.65'   |
| 9         | N 44°38'E | 44.49'   |
| 10        | N 36°58'E | 43.72'   |
| 11        | N 19°27'E | 43.95'   |
| 12        | N 06°58'E | 40.12'   |
| 13        | N 03°56'E | 42.63'   |
| 14        | N 01°01'E | 43.03'   |
| 15        | N 00°13'W | 41.47'   |
| 16        | N 04°56'E | 33.37'   |
| 17        | N 33°22'E | 25.07'   |
| 18        | N 76°07'E | 10.78'   |
| 19        | S 29°20'E | 13.73'   |
| 20        | S 71°30'W | 108.50'  |
| 21        | N 82°07'W | 96.94'   |
| 22        | S 35°43'W | 50.67'   |
| 23        | N 50°51'W | 45.18'   |
| 24        | N 45°57'W | 145.51'  |
| 25        | N 46°57'W | 68.62'   |
| 26        | N 46°09'W | 119.93'  |

FILED & RECORDED  
DATE: 04/30/2014  
TIME: 10:25am  
BOOK: 66  
PAGE: 41  
HABERSHAM COUNTY, GEORGIA  
DAVID WALL, SUPERIOR COURT CLERK

NOTES:  
FOR REFERENCE SEE THE FOLLOWING PLATS:  
PLAT MADE FOR THE THOMAS R. KEE HOME PLACE AS MAPPED BY E. PHILBRICK DATED FEB. 15, 1924;  
PLAT MADE FOR DOBBY JOE BARRETT ET AL. AS MAPPED BY HUBERT LOVELL R.L.S. DATED JUNE 24, 1991;  
PLAT MADE FOR KAY S. SWANSON AS MAPPED BY LOVELL, DUVALL, MILLER AND ASSOCIATES INC. R.L.S. DATED SEPT. 21, 1991 WITH A REVISED DATE OF SEPT. 23, 1999;  
PLAT MADE FOR HUBERT J. HARRIS AS MAPPED BY RUSSELL N. BARRETT R.L.S. DATED FEB. 19, 1989 WITH A REVISED DATE OF DEC. 28, 1990;  
PLAT MADE FOR HUBERT DALE HARRIS AS MAPPED BY BARTLETT & CASH LAND SURVEYORS INC. R.L.S. DATED JULY 14, 1995;  
PLAT MADE FOR JAMES SCHWIER AS MAPPED BY HOLCOMB SURVEYING INC. R.L.S. DATED NOV. 29, 1999.

FIELD WORK COMPLETED - 06/07/2002

NOTE:  
PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD BOTH WRITTEN AND UNWRITTEN.

#### NUMBERED "CALLS"

| TRACT # 4 |           |          |
|-----------|-----------|----------|
| COURSE    | BEARING   | DISTANCE |
| 1         | S 61°47'E | 28.29'   |
| 2         | S 60°41'E | 29.24'   |
| 3         | S 59°18'W | 15.00'   |
| 4         | S 60°41'E | 19.23'   |
| 5         | S 54°46'E | 20.65'   |
| 6         | S 55°57'E | 56.15'   |
| 7         | S 53°51'E | 58.00'   |
| 8         | S 52°56'E | 55.39'   |
| 9         | S 52°27'E | 26.22'   |
| 10        | S 52°41'E | 44.59'   |
| 11        | S 51°16'E | 61.98'   |
| 12        | S 44°29'W | 7.13'    |
| 13        | S 44°29'W | 3.90'    |
| 14        | N 70°20'W | 65.69'   |
| 15        | N 67°44'W | 53.41'   |
| 16        | N 67°05'W | 55.65'   |
| 17        | N 65°14'W | 51.62'   |
| 18        | N 62°59'W | 63.01'   |

#### NUMBERED "CALLS"

| TRACT # 5 |           |          |
|-----------|-----------|----------|
| COURSE    | BEARING   | DISTANCE |
| 1         | S 63°30'E | 65.79'   |
| 2         | S 69°14'E | 53.78'   |
| 3         | S 67°05'E | 36.86'   |
| 4         | S 67°44'E | 16.09'   |
| 5         | S 37°18'W | 151.74'  |
| 6         | S 37°18'W | 10.18'   |
| 7         | S 55°14'E | 12.55'   |
| 8         | S 55°22'E | 16.37'   |
| 9         | S 14°10'W | 35.89'   |
| 10        | N 47°46'E | 14.00'   |
| 11        | N 64°06'W | 23.00'   |
| 12        | N 21°27'E | 103.06'  |

## Legal Description

**Parcel Nos: 048 022; 048 022A; 050 047B**

All that tract or parcel of land lying and being in Land Lot 134 of the 10th Land District, Habersham County, Georgia, containing approximately 38.43 acres, more or less, according to a plat of survey dated March 13, 2015, prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC certified by J. Scott Stroud, Georgia Registered Land Surveyor No. 3094 and, according to such plat of survey, being more particularly described as follows:

BEGINNING from a point located at the northeast intersection of the common boundary line of Land Lots 133, 134, 153, and 154, which is the True Point of Beginning; run

THENCE North 59 degrees 38 minutes 57 seconds East a distance of 380.47 feet; run

THENCE North 35 degrees 31 minutes 19 seconds East a distance of 376.92 feet; run

THENCE North 39 degrees 23 minutes 16 seconds East a distance of 407.25 feet; run

THENCE North 20 degrees 22 minutes 00 seconds West a distance of 18.86 feet; run

THENCE North 02 degrees 41 minutes 19 seconds East a distance of 13.41 feet; run

THENCE North 28 degrees 19 minutes 59 seconds East a distance of 18.82 feet; run

THENCE North 18 degrees 25 minutes 05 seconds West a distance of 29.87 feet; run

THENCE North 52 degrees 59 minutes 26 seconds East a distance of 18.41 feet; run

THENCE North 25 degrees 30 minutes 41 seconds West a distance of 19.15 feet; run

THENCE North 22 degrees 52 minutes 07 seconds East a distance of 20.80 feet; run

THENCE North 53 degrees 44 minutes 56 seconds West a distance of 29.19 feet; run

THENCE North 53 degrees 44 minutes 56 seconds South a distance of 19.50 feet; run

THENCE North 27 degrees 08 minutes 22 seconds West a distance of 73.50 feet; run

THENCE North 16 degrees 47 minutes 06 seconds East a distance of 90.90 feet; run

THENCE North 71 degrees 08 minutes 52 seconds West a distance of 29.60 feet; run

THENCE North 24 degrees 28 minutes 39 seconds East a distance of 14.51 feet; run

THENCE North 86 degrees 19 minutes 09 seconds West a distance of 50.66 feet; run

THENCE South 17 degrees 03 minutes 07 seconds East a distance of 9.99 feet; run

THENCE South 67 degrees 29 minutes 38 seconds South a distance of 16.20 feet; run

THENCE North 74 degrees 09 minutes 35 seconds West a distance of 33.00 feet; run

THENCE South 80 degrees 40 minutes 22 seconds West a distance of 18.79 feet; run

THENCE North 43 degrees 10 minutes 25 seconds East a distance of 14.14 feet; run  
THENCE North 17 degrees 21 minutes 37 seconds East a distance of 12.08 feet; run  
THENCE North 59 degrees 39 minutes 11 seconds West a distance of 11.98 feet; run  
THENCE North 88 degrees 53 minutes 08 seconds South a distance of 38.15 feet; run  
THENCE North 86 degrees 59 minutes 58 seconds West a distance of 9.26 feet; run  
THENCE North 28 degrees 24 minutes 37 seconds South a distance of 12.68 feet; run  
THENCE North 64 degrees 44 minutes 52 seconds West a distance of 18.03 feet; run  
THENCE South 88 degrees 18 minutes 57 seconds West a distance of 31.04 feet; run  
THENCE North 71 degrees 19 minutes 00 seconds West a distance of 44.10 feet; run  
THENCE North 19 degrees 16 minutes 32 seconds South a distance of 22.37 feet; run  
THENCE North 86 degrees 54 minutes 20 seconds West a distance of 56.83 feet; run  
THENCE North 34 degrees 02 minutes 01 seconds West a distance of 15.04 feet; run  
THENCE North 08 degrees 27 minutes 54 seconds West a distance of 13.55 feet; run  
THENCE North 25 degrees 22 minutes 48 seconds West a distance of 61.23 feet; run  
THENCE North 58 degrees 23 minutes 51 seconds West a distance of 20.30 feet; run  
THENCE North 21 degrees 34 minutes 05 seconds East a distance of 17.55 feet; run  
THENCE North 10 degrees 15 minutes 44 seconds West a distance of 21.20 feet; run  
THENCE North 08 degrees 33 minutes 26 seconds East a distance of 12.23 feet; run  
THENCE North 20 degrees 48 minutes 53 seconds East a distance of 60.77 feet; run  
THENCE North 40 degrees 45 minutes 12 seconds East a distance of 16.81 feet; run  
THENCE South 85 degrees 36 minutes 45 seconds West a distance of 32.40 feet; run  
THENCE North 70 degrees 50 minutes 41 seconds West a distance of 38.66 feet; run  
THENCE North 27 degrees 09 minutes 51 seconds West a distance of 17.62 feet; run  
THENCE South 85 degrees 02 minutes 35 seconds West a distance of 12.76 feet; run  
THENCE North 61 degrees 23 minutes 48 seconds West a distance of 23.55 feet; run  
THENCE North 41 degrees 02 minutes 50 seconds West a distance of 40.65 feet; run  
THENCE South 86 degrees 20 minutes 27 seconds West a distance of 16.92 feet; run

THENCE North 54 degrees 59 minutes 41 seconds West a distance of 12.87 feet; run  
THENCE North 40 degrees 06 minutes 37 seconds West a distance of 12.93 feet; run  
THENCE North 83 degrees 29 minutes 06 seconds East a distance of 18.18 feet; run  
THENCE North 24 degrees 26 minutes 03 seconds East a distance of 7.06 feet; run  
THENCE North 14 degrees 23 minutes 55 seconds West a distance of 25.96 feet; run  
THENCE North 55 degrees 43 minutes 57 seconds West a distance of 7.54 feet; run  
THENCE North 37 degrees 15 minutes 45 seconds West a distance of 14.56 feet; run  
THENCE North 76 degrees 30 minutes 20 seconds West a distance of 30.89 feet; run  
THENCE South 73 degrees 23 minutes 06 seconds West a distance of 29.88 feet; run  
THENCE North 81 degrees 46 minutes 17 seconds West a distance of 35.41 feet; run  
THENCE North 07 degrees 49 minutes 23 seconds East a distance of 6.35 feet; run  
THENCE North 40 degrees 39 minutes 37 seconds East a distance of 15.86 feet; run  
THENCE North 25 degrees 33 minutes 18 seconds West a distance of 22.17 feet; run  
THENCE North 02 degrees 57 minutes 31 seconds West a distance of 14.40 feet; run  
THENCE North 39 degrees 16 minutes 37 seconds West a distance of 16.38 feet; run  
THENCE North 17 degrees 56 minutes 03 seconds West a distance of 9.09 feet; run  
THENCE North 14 degrees 19 minutes 33 seconds West a distance of 17.83 feet; run  
THENCE North 01 degrees 59 minutes 17 seconds West a distance of 6.22 feet; run  
THENCE North 80 degrees 55 minutes 56 seconds East a distance of 10.31 feet; run  
THENCE North 65 degrees 15 minutes 37 seconds East a distance of 9.47 feet; run  
THENCE North 04 degrees 20 minutes 03 seconds West a distance of 13.13 feet; run  
THENCE North 22 degrees 33 minutes 48 seconds East a distance of 11.28 feet; run  
THENCE North 09 degrees 41 minutes 12 seconds East a distance of 9.70 feet; run  
THENCE North 42 degrees 47 minutes 33 seconds East a distance of 14.78 feet; run  
THENCE North 69 degrees 03 minutes 01 seconds West a distance of 15.15 feet; run  
THENCE North 15 degrees 06 minutes 57 seconds West a distance of 8.85 feet; run  
THENCE North 40 degrees 03 minutes 56 seconds West a distance of 7.93 feet; run

THENCE North 22 degrees 15 minutes 52 seconds East a distance of 7.66 feet; run  
THENCE North 62 degrees 46 minutes 39 seconds West a distance of 9.69 feet; run  
THENCE North 43 degrees 36 minutes 16 seconds West a distance of 15.63 feet; run  
THENCE North 64 degrees 01 minutes 28 seconds East a distance of 14.69 feet; run  
THENCE North 37 degrees 21 minutes 07 seconds West a distance of 11.36 feet; run  
THENCE North 24 degrees 14 minutes 12 seconds West a distance of 50.73 feet; run  
THENCE North 51 degrees 19 minutes 51 seconds West a distance of 9.46 feet; run  
THENCE North 31 degrees 58 minutes 50 seconds West a distance of 33.21 feet; run  
THENCE North 19 degrees 31 minutes 53 seconds West a distance of 11.23 feet; run  
THENCE North 39 degrees 05 minutes 00 seconds West a distance of 34.62 feet; run  
THENCE South 29 degrees 22 minutes 25 seconds West a distance of 19.43 feet; run  
THENCE North 39 degrees 17 minutes 07 seconds West a distance of 31.07 feet; run  
THENCE North 51 degrees 59 minutes 57 seconds West a distance of 41.31 feet; run  
THENCE North 57 degrees 39 minutes 31 seconds West a distance of 22.88 feet; run  
THENCE North 42 degrees 29 minutes 11 seconds West a distance of 18.41 feet; run  
THENCE North 66 degrees 54 minutes 38 seconds West a distance of 18.90 feet; run  
THENCE North 61 degrees 48 minutes 11 seconds West a distance of 17.89 feet; run  
THENCE North 64 degrees 49 minutes 42 seconds West a distance of 7.21 feet; run  
THENCE North 24 degrees 09 minutes 13 seconds West a distance of 22.35 feet; run  
THENCE North 81 degrees 47 minutes 34 seconds West a distance of 33.48 feet; run  
THENCE South 13 degrees 35 minutes 48 seconds West a distance of 9.11 feet; run  
THENCE North 23 degrees 25 minutes 25 seconds West a distance of 14.77 feet; run  
THENCE North 56 degrees 58 minutes 07 seconds West a distance of 21.09 feet; run  
THENCE South 54 degrees 38 minutes 32 seconds West a distance of 37.28 feet; run  
THENCE South 51 degrees 47 minutes 44 seconds West a distance of 95.53 feet; run  
THENCE South 66 degrees 17 minutes 53 seconds West a distance of 138.91 feet; run  
THENCE North 50 degrees 00 minutes 13 seconds West a distance of 34.74 feet; run

THENCE North 83 degrees 17 minutes 50 seconds West a distance of 32.67 feet; run  
THENCE South 77 degrees 54 minutes 37 seconds West a distance of 72.58 feet; run  
THENCE South 53 degrees 27 minutes 13 seconds West a distance of 71.41 feet; run  
THENCE South 26 degrees 07 minutes 11 seconds West a distance of 31.50 feet; run  
THENCE South 17 degrees 53 minutes 01 seconds East a distance of 20.31 feet; run  
THENCE South 25 degrees 34 minutes 47 seconds East a distance of 80.12 feet; run  
THENCE South 08 degrees 43 minutes 21 seconds East a distance of 24.26 feet; run  
THENCE South 39 degrees 06 minutes 49 seconds West a distance of 86.61 feet; run  
THENCE South 61 degrees 59 minutes 02 seconds West a distance of 43.50 feet; run  
THENCE South 76 degrees 58 minutes 03 seconds West a distance of 51.43 feet; run  
THENCE South 29 degrees 17 minutes 15 seconds East a distance of 829.12 feet; run  
THENCE South degrees 19 minutes 00 seconds East a distance of 277.71 feet; run  
THENCE South 29 degrees 15 minutes 59 seconds East a distance of 802.18 feet to a  
point, which is the True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

**Parcel Nos: 048 023; 048 023A**

All that tract or parcel of land lying and being in Land Lot 133 of the 10th Land District, Habersham County, Georgia, containing approximately 6.569 acres, more or less, according to a plat of survey dated November 7, 2016, prepared for John Mark Sims and Sheila Sims Hovater by Lovell, Stroud and Associates, LLC certified by Mark B. Turner, Georgia Registered Land Surveyor No. 2927 and, according to such plat of survey, being more particularly described as follows:

BEGINNING at a crimped metal fence post located at the point where the common boundary line of Land Lots 133 and 134 intersects the southwest right-of-way line of Hubert Harris Road; which is the True Point of Beginning; run

THENCE North 85 degrees 19 minutes 09 seconds West a distance of 84.71 feet; run  
THENCE North 77 degrees 01 minutes 49 seconds West a distance of 85.77 feet; run  
THENCE North 56 degrees 40 minutes 20 seconds West a distance of 82.52 feet; run  
THENCE North 40 degrees 59 minutes 40 seconds West a distance of 131.39 feet; run  
THENCE North 52 degrees 15 minutes 12 seconds West a distance of 41.37 feet; run  
THENCE North 46 degrees 46 minutes 42 seconds West a distance of 74.67 feet; run

THENCE North 49 degrees 41 minutes 01 seconds West a distance of 169.14 feet; run  
THENCE North 46 degrees 12 minutes 00 seconds West a distance of 50.49 feet; run  
THENCE North 11 degrees 58 minutes 08 seconds West a distance of 36.23 feet; run  
THENCE North 00 degrees 55 minutes 55 seconds East a distance of 36.31 feet; run  
THENCE North 19 degrees 23 minutes 02 seconds East a distance of 17.12 feet; run  
THENCE North 81 degrees 43 minutes 03 seconds West a distance of 280.10 feet; run  
THENCE South 25 degrees 15 minutes 36 seconds West a distance of 47.75 feet; run  
THENCE South 25 degrees 15 minutes 36 seconds West a distance of 70.30 feet; run  
THENCE North 17 degrees 57 minutes 50 seconds East a distance of 72.78 feet; run  
THENCE North 17 degrees 27 minutes 26 seconds East a distance of 20.56 feet; run  
THENCE North 23 degrees 29 minutes 11 seconds West a distance of 19.01 feet; run  
THENCE North 35 degrees 41 minutes 39 seconds West a distance of 103.95 feet; run  
THENCE North 23 degrees 43 minutes 13 seconds West a distance of 21.76 feet; run  
THENCE North 16 degrees 44 minutes 51 seconds East a distance of 34.23 feet; run  
THENCE North 32 degrees 43 minutes 29 seconds East a distance of 35.23 feet; run  
THENCE North 50 degrees 43 minutes 15 seconds East a distance of 76.55 feet; run  
THENCE North 81 degrees 31 minutes 43 seconds East a distance of 261.01 feet; run  
THENCE North 54 degrees 56 minutes 56 seconds East a distance of 110.88 feet; run  
THENCE North 81 degrees 46 minutes 30 seconds East a distance of 43.89 feet; run  
THENCE South 29 degrees 17 minutes 15 seconds East a distance of 486.64 feet; run  
THENCE South 29 degrees 17 minutes 15 seconds East a distance of 342.48 feet; run  
THENCE South 29 degrees 06 minutes 29 seconds East a distance of 137.11 feet to a  
point, which is the True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

**p/o Parcel No: 050 022A**

All that tract or parcel of land lying and being in Land Lot 133, 153, and 154 of the 10th Land District, Habersham County, Georgia, containing approximately 20.92 acres, more or less, according to a plat of survey dated June 13, 2022, prepared for Homer T. Gibby by Lovell, Duvall,

Miller, and Associates, LLC certified by Samuel L. Duvall, Georgia Registered Land Surveyor No. 2295 and, according to such plat of survey, being more particularly described as follows:

TRACT # 1:

BEGINNING at the point where the northerly right-of-way line of Georgia Highway 384 (100-foot right-of-way) intersects the northwesterly right-of-way line of Hubert Harris Road, said point being the True Point of Beginning; run

THENCE North 46 degrees 52 minutes West a distance of 752.62 feet; run

THENCE North 44 degrees 00 minutes East a distance of 50.00 feet; run

THENCE North 46 degrees 00 minutes West a distance of 102.05 feet; run

THENCE North 12 degrees 13 minutes East a distance of 149.12 feet; run

THENCE North 09 degrees 40 minutes East a distance of 82.94 feet; run

THENCE North 24 degrees 48 minutes East a distance of 70.30 feet; run

THENCE North 24 degrees 48 minutes East a distance of 48.06 feet; run

THENCE South 81 degrees 42 minutes East a distance of 280.00 feet; run

THENCE South 19 degrees 15 minutes West a distance of 17.22 feet; run

THENCE South 00 degrees 56 minutes West a distance of 36.36 feet; run

THENCE South 12 degrees 11 minutes East a distance of 36.18 feet; run

THENCE South 46 degrees 06 minutes East a distance of 50.51 feet; run

THENCE South 49 degrees 44 minutes East a distance of 168.98 feet; run

THENCE South 46 degrees 43 minutes East a distance of 74.84 feet; run

THENCE South 52 degrees 14 minutes East a distance of 41.44 feet; run

THENCE South 40 degrees 59 minutes East a distance of 131.43 feet; run

THENCE South 56 degrees 58 minutes East a distance of 81.89 feet; run

THENCE South 76 degrees 43 minutes East a distance of 86.13 feet; run

THENCE North 89 degrees 52 minutes East a distance of 80.75 feet; run

THENCE South 29 degrees 16 minutes East a distance of 7.99 feet; run

THENCE South 29 degrees 20 minutes East a distance of 95.70 feet; run

THENCE South 76 degrees 07 minutes West a distance of 13.64 feet; run

THENCE South 35 degrees 22 minutes West a distance of 45.87 feet; run

THENCE South 04 degrees 46 minutes West a distance of 42.88 feet; run  
THENCE South 00 degrees 13 minutes East a distance of 42.50 feet; run  
THENCE South 01 degrees 01 minutes West a distance of 42.03 feet; run  
THENCE South 03 degrees 36 minutes West a distance of 39.16 feet; run  
THENCE South 06 degrees 38 minutes West a distance of 35.96 feet; run  
THENCE South 19 degrees 27 minutes West a distance of 36.00 feet; run  
THENCE South 36 degrees 52 minutes West a distance of 37.10 feet; run  
THENCE South 44 degrees 38 minutes West a distance of 38.32 feet; run  
THENCE South 60 degrees 20 minutes West a distance of 34.55 feet; run  
THENCE South 82 degrees 50 minutes West a distance of 34.50 feet; run  
THENCE North 86 degrees 40 minutes West a distance of 35.94 feet; run  
THENCE North 83 degrees 36 minutes West a distance of 39.65 feet; run  
THENCE North 87 degrees 13 minutes West a distance of 39.38 feet; run  
THENCE South 86 degrees 01 minutes West a distance of 38.72 feet; run  
THENCE South 84 degrees 27 minutes West a distance of 63.61 feet; run  
THENCE South 74 degrees 30 minutes West a distance of 24.59 feet, which is the True Point of Beginning.

TRACT # 2:

BEGINNING at the point where the northerly right-of-way line of Georgia Highway 384 (100-foot right-of-way) intersects the southwesterly right-of-way line of Hubert Harris Road, said point being the True Point of Beginning; run

THENCE North 74 degrees 30 minutes East a distance of 4.30 feet; run  
THENCE North 84 degrees 27 minutes East a distance of 60.59 feet; run  
THENCE North 86 degrees 01 minutes East a distance of 36.53 feet; run  
THENCE South 87 degrees 13 minutes East a distance of 36.40 feet; run  
THENCE South 82 degrees 36 minutes East a distance of 39.51 feet; run  
THENCE South 86 degrees 40 minutes East a distance of 39.76 feet; run  
THENCE North 82 degrees 50 minutes East a distance of 43.22 feet; run

THENCE North 60 degrees 20 minutes East a distance of 44.66 feet; run  
THENCE North 44 degrees 38 minutes East a distance of 44.49 feet; run  
THENCE North 36 degrees 52 minutes East a distance of 43.73 feet; run  
THENCE North 19 degrees 27 minutes East a distance of 43.96 feet; run  
THENCE North 06 degrees 38 minutes East a distance of 40.12 feet; run  
THENCE North 03 degrees 36 minutes East a distance of 40.63 feet; run  
THENCE North 01 degrees 01 minutes East a distance of 43.03 feet; run  
THENCE North 00 degrees 13 minutes West a distance of 41.47 feet; run  
THENCE North 04 degrees 56 minutes East a distance of 33.37 feet; run  
THENCE North 35 degrees 22 minutes East a distance of 26.57 feet; run  
THENCE North 76 degrees 07 minutes East a distance of 10.78 feet; run  
THENCE South 29 degrees 16 minutes East a distance of 783.46 feet; run  
THENCE North 59 degrees 39 minutes East a distance of 380.47 feet; run  
THENCE South 04 degrees 04 minutes West a distance of 143.97 feet; run  
THENCE South 35 degrees 35 minutes West a distance of 400.47 feet; run  
THENCE South 71 degrees 30 minutes West a distance of 109.50 feet; run  
THENCE North 52 degrees 27 minutes West a distance of 96.95 feet; run  
THENCE South 38 degrees 48 minutes West a distance of 50.67 feet; run  
THENCE North 50 degrees 51 minutes West a distance of 45.12 feet; run  
THENCE North 48 degrees 37 minutes West a distance of 145.61 feet; run  
THENCE North 46 degrees 57 minutes West a distance of 68.82 feet; run  
THENCE North 46 degrees 09 minutes West a distance of 119.93 feet; run  
THENCE North 46 degrees 00 minutes West a distance of 539.05 feet; which is the  
True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

**This legal description is prepared solely for the purpose of facilitating a land use application and should not be relied upon for any other purpose.**

250522RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HALL**

**THIS INDENTURE** made **June 1st, 2026**, between **SHEILA SIMS HOVATER**, of the County of \_\_\_\_\_, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

**All that tract or parcel of land lying and being in Land Lot 133, 10th District of Habersham County, Georgia, containing 4.867 acres, more or less, as shown and delineated as Tract II by a plat of survey prepared by Mark B. Turner, Georgia Registered Surveyor No. 2927, said plat recorded in Plat Book 68, Page 20, of the Habersham County, Georgia Deed Records and is incorporated herein by reference.**

**This parcel shall have an easement along the existing gravel roadway across Tract I as reflected in the previously referenced plat.**

**This parcel shall also have access to the well located on Tract I.**

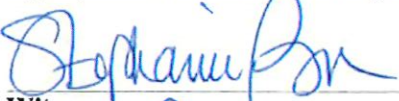
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

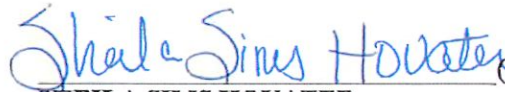
appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

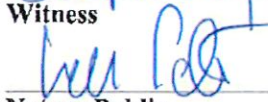
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**SHEILA SIMS HOVATER** (Seal)

  
\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
(Seal)



\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

250649RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **June 1st, 2026**, between **SHELIA SIMS HOVATER AKA SHEILA SIMS HOVATER**, of the County of Habersham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

All that tract or parcel of land lying and being in Land Lot 133, 10th District of Habersham County, Georgia, containing 1.702 acres, more or less, and any improvements thereon, as shown and delineated as Tract 1 by a plat of survey prepared by Mark B. Turner, Georgia Registered Surveyor No.2927, said Plat recorded in Plat Book 68, Page 20 of the Habersham County, Georgia Deed Records, and is incorporated herein by reference.

This tract is subject to an easement along the current gravel roadway for the benefit of Tract II as shown on the previously referenced Plat.

This tract has a well located within its boundaries, said well is for the use of both this Tract and Tract II.

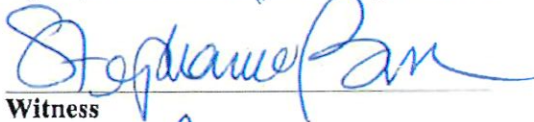
**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

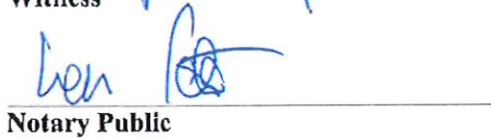
appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

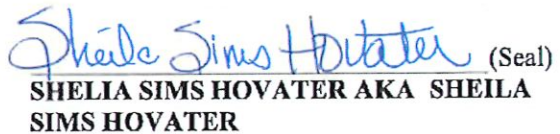
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public

 (Seal)  
**SHELIA SIMS HOVATER AKA SHEILA  
SIMS HOVATER**

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)



250557RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made **June 1st, 2026**, between **MRS. VICKI WHITMIRE AKA VICKI LYNN WHITMIRE**, of the County of Jackson, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H that:** Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

**All that tract or parcel of land lying and being in Land Lot 134 of the 10th Land District of Habersham County, Georgia, designated as 1.00 acre, more or less, as shown on a plat of survey dated June 23, 2008, by J. A. Page and Associates, prepared by J. A. Page, Jr., G.R.L.S., No. 1894, for Josh Harris and recorded in Plat Book 61, Page 193, in the Office of the Clerk of Superior Court of Habersham County, Georgia, reference being made to said plat for a more complete description of the tract herein described and conveyed and being incorporated herein.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise

appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness

  
Notary Public

 (Seal)  
**MRS. VICKI WHITMIRE AKA VICKI  
LYNN WHITMIRE**

(Seal)



250520RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## **LIMITED WARRANTY DEED**

**STATE OF GEORGIA  
COUNTY OF HALL**

**THIS INDENTURE** made **June 1st, 2026**, between **JOSHUA ALAN GRIFFIN and HEATHER LEIGH GRIFFIN**, of the County of \_\_\_\_\_, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**W I T N E S S E T H** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

**All that tract or parcel of land lying and being in Land Lot 134 of the 10th District, Habersham County, Georgia, and being Tract 1 consisting of 26.43 acres, more or less, as more particularly shown on a plat of survey prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC., Registered Surveyor, dated March 13, 2015, revised November 30, 2015, and recorded in Plat Book 67, Page 118, in the Office of the Clerk of the Superior Court of Habersham County, Georgia, and incorporated herein and made a part hereof by reference for a more detailed description.**

**TOGETHER WITH:**

**All that tract or parcel of land lying and being in Land Lot 134 of the 10th District, Habersham County, Georgia, and being Tract 2 consisting of 10.00 acres, more or less, as more particularly shown on a plat of survey prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC., Registered Surveyor, dated March 13,**

2015, revised November 30, 2015, and recorded in Plat Book 67, Page 118, in the Office of the Clerk of the Superior Court of Habersham County, Georgia, and incorporated herein and made a part hereof by reference for a more detailed description.

**ALSO:** Ingress-Egress Easement along driveway beginning at the end of Hubert Harris Road and traveling in a Southeasterly direction to the subject property as more particularly shown on Plat of Survey referenced herein above.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Notary Public



JOSHUA ALAN GRIFFIN

(Seal)

HEATHER LEIGH GRIFFIN

(Seal)

(Seal)

(Seal)

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 134 of the 10th District, Habersham County, Georgia, and being Tract 1 consisting of 26.43 acres, more or less, as more particularly shown on a plat of survey prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC., Registered Surveyor, dated March 13, 2015, revised November 30, 2015, and recorded in Plat Book 67, Page 118, in the Office of the Clerk of the Superior Court of Habersham County, Georgia, and incorporated herein and made a part hereof by reference for a more detailed description.

TOGETHER WITH:

All that tract or parcel of land lying and being in Land Lot 134 of the 10th District, Habersham County, Georgia, and being Tract 2 consisting of 10.00 acres, more or less, as more particularly shown on a plat of survey prepared for Josh Anthony Allen and Amy Ivester Allen by Lovell, Stroud and Associates, LLC., Registered Surveyor, dated March 13, 2015, revised November 30, 2015, and recorded in Plat Book 67, Page 118, in the Office of the Clerk of the Superior Court of Habersham County, Georgia, and incorporated herein and made a part hereof by reference for a more detailed description.

ALSO: Ingress-Egress Easement along driveway beginning at the end of Hubert Harris Road and traveling in a Southeasterly direction to the subject property as more particularly shown on Plat of Survey referenced herein above.

250610RT  
Russell C Petersen, LLC  
P.O. Box 6499  
GAINESVILLE, GA 30504

## LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF HALL

**THIS INDENTURE** made June 1st, 2026, between **JOHN A GIBBY** and **ADRIANA GIBBY**, of the County of Dekalb, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SHADOW STONE PARTNERS LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH** that: Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, together with all improvements located thereon, to wit:

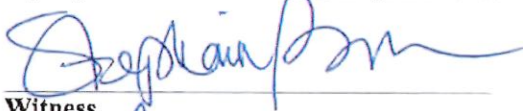
**All that tract or parcel of land lying and being in Land Lots 133, 153, and 154, 10th District, Habersham County, Georgia containing 11.78 acres, more or less, and being all of Tract #2; containing 9.14 acres, more or less, being all of Tract #3 as shown on a plat of survey prepared for The Homer T. Gibby Estate by Samuel L. Duvall, GRLS No. 2295, dated June 13, 2002, and recorded in Plat Book 66, Page 41, revised at Plat Book 68, Page 41, Habersham County, Georgia Records, which plat is incorporate herein by reference for a more complete description thereof.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

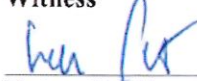
**AND THE SAID** Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal this day and year first above written.

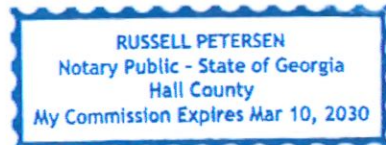
Signed, sealed and delivered in the presence of:



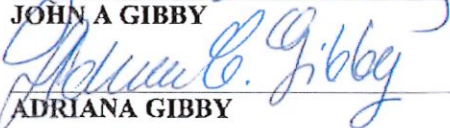
Witness



Notary Public



 (Seal)

 (Seal)

ADRIANA GIBBY

\_\_\_\_ (Seal)

\_\_\_\_ (Seal)

## Luke Pressley

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**From:** Fletcher Holliday <fholliday@eminc.biz>  
**Sent:** Friday, December 26, 2025 6:40 AM  
**To:** Luke Pressley  
**Subject:** Re: City of Baldwin WWTF

Good morning Luke, the City is currently in the process of replacing their solids dewatering belt press with a Huber screw press at the WWTF. The City has an operational permit of 4.0 MGD and a withdrawal capacity permit of 3.0 MGD for the water plant, the current average daily flow is 2.285 MGD.

Thanks,  
Fletch

**FLETCHER HOLLIDAY** President



**ENGINEERING MANAGEMENT, INC.**  
303 Swanson Dr Lawrenceville, GA 30043  
Office 770.962.1387 Cell 770.401.0308  
fholliday@eminc.biz www.eminc.biz

On Dec 22, 2025, at 5:09 PM, Luke Pressley <luke@thecookandcompany.com> wrote:

This message was sent from outside your organization. Please proceed with caution.

I appreciate this info – are there any upgrades being planned in the next 2 to 5 years? Also – do you have any information on Baldwin's water supply/availability? I am working on some flow calcs for the various uses we are looking at and will send those over I have them.

Thank you for your help.

**C. Luke Pressley, P.E.**  
Cook Construction / Real Estate  
Mobile: 770-530-9917

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**From:** Fletcher Holliday <fholliday@eminc.biz>  
**Sent:** Monday, December 22, 2025 1:46 PM  
**To:** Luke Pressley <luke@thecookandcompany.com>  
**Subject:** City of Baldwin WWTF

Luke,

As requested, the City of Baldwin's current permitted capacity at their wastewater treatment facility is .800 MGD, and their current average flow is .404 MGD.

Please let me know if you have any additional questions.

Thanks,  
Fletcher

**FLETCHER HOLLIDAY** President

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**ENGINEERING MANAGEMENT, INC.**

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