

CITY OF BALDWIN

Post Office Box 247 • Baldwin, Georgia 30511-0247 • (706) 778-6341

October 28th, 2022

CERTIFIED MAIL/
RETURN RECEIPT REQUESTED

Habersham County Board of Commissioners
130 Jacob's Way, Suite 301
Clarkesville, GA 30523

Re: Notice of Acceptance of Annexation Petition of
Habersham County Development Authority, Regarding the Property
Identified as Habersham County Tax Map
Parcel 090 025 Tract3A

Dear Commissioners:

This letter is being sent to you by certified mail, return receipt requested, and is to give you notice within five business days pursuant to O.C.G.A. §§ 36-36-6 and 36-36-111 of the acceptance of the City Council of the City of Baldwin, Georgia, of the annexation petition of Habersham County Development Authority, to annex the property identified as Habersham County Tax Map Parcel 090 025 Tract 3A and the potential zoning of said property when annexed. The City of Baldwin received the complete petition for annexation on October 28th, 2022. This notification is therefore being sent to you within five days of the receipt of the completed petition for the annexation.

Further, final action regarding said annexation is scheduled by the City Council of the City of Baldwin, Georgia, to be performed by the City Council at its regularly scheduled meeting of the Council to be held on Monday, December 12th, 2022 in the Baldwin Municipal Courtroom at the Baldwin Police Precinct, 155 Willingham Avenue, Baldwin, Georgia.

The City of Baldwin, Georgia, believes that there are no public facilities of Habersham County located within the property to be annexed. The City of Baldwin would note that to the extent that there are any county roads located within the property to be annexed into the City, that meet the requirements of O.C.G.A. § 36-36-7(c), then said county roads shall become a part of the Municipal Street System of the City of Baldwin when the annexations are completed.

The current zoning of the property under the Habersham County Comprehensive Land Development Resolution/Ordinance is High Intensity (HI)). The proposed zoning for the property when annexed is Light Industrial (LI). Therefore, the proposed zoning for the property to be annexed shall not result in a substantial change in the intensity of the allowable use of the property, or a change to a significantly different allowable use,

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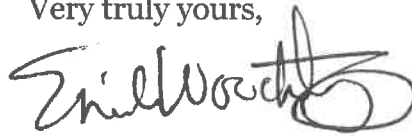
or be a use which significantly increases the net cost of infrastructure or significantly diminishes the value or usable life of a capital outlay project which is furnished by the County, or which differs substantially from the existing uses suggested for the property by Habersham County's Comprehensive Land Use Plan or as permitted for the property pursuant to the Habersham County Comprehensive Land Use Development Resolution/Ordinance.

In order to further identify the property to be annexed, the City of Baldwin does hereby enclose with this letter a copy of the GIS area around the property, and a copy of the applicable Habersham County tax map.

The Baldwin City Clerk, CAO Emily Woodmaster or the Baldwin City Attorney, Dale "Bubba" Samuels would be glad to answer any questions that you have or discuss the annexation of this property with you.

Thank you for your attention to this matter.

Very truly yours,



Emily Woodmaster
Baldwin City Clerk, CAO

cc: Baldwin Mayor and City Council (w/o encl.)
Dale "Bubba" Samuels, City Attorney (w/o encl.)
Alicia Vaughn, County Manager (w/o encl.)

Legal Description of Tract 3A of Habersham County Industrial Park

All that tract or parcel of land lying and being in Land Lot 168 of the 10th Land District of Habersham County, Georgia, and being known and designated as Tract 3A, consisting of 1.29 acres, Habersham County Industrial Park, all as more fully shown by plat of survey by J. Scott Stroud, Ga. Reg. No. 3094, dated August 24, 2022, revised October 10, 2022, said plat being referred to and incorporated herein for a more complete description.



Application for Annexation

8/25/2022 (RM)

Date Received

Application Creation Date 8/25/22

First Reading Date

Published Date

Second Reading Date

Applicant Information

Name	Hubersham County Development Authority (HCDA)
Address	130 Jacobs Way, Ste 104
City/State/Zip	Clarkesville, GA 30523
Phone	706-839-0210
Fax	
Email	mbeecham@hubershamga.com

Property Owner Information

Name	HCDA
Address	130 Jacobs Way, Ste 104
City/State/Zip	Clarkesville, GA 30523
Phone	706-839-0210
Fax	
Email	mbeecham@hubershamga.com

Applicant Status

☒	Property Owner
☐	Option to Purchase
☐	Area Resident
☐	Other (Explain Below)

Zoning Status

Existing Zoning Classification(s):

HI

Annex and Establish Zoning as:

I2 (same as industrial para) (Light Industrial)

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

Required Supporting Documents

- ☐ Plat: One full scale and one reduced to 8 1/2 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 1/2 x 11
- ☐ Traffic Impact Study
- ☐ DRI Review (Large Scale Projects Only)
- ☐ Other: Explain
- ☐ Civil Plans for Water/ Sewer Infrastructure

Signature of Applicant

Received by

Date 8/25/22

Date 8/25/22

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	Habersham County Development Authority
Owner's Address	130 Jacobs Way, Ste 104
City/ State/ Zip	Clarksville, GA 30523
Owner's Phone Number	706-968-5882 706-839-0210
Owner's Cell Phone Number	706-968-5882
Print Owner's Name	HA Habersham County Development Authority

As the owner of the subject property, I hereby authorize the person names 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 M. H. B. - e

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 _____

My Commission Expires: _____

Applicant Information Certification

Instructions: If the Owner and the Applicant are not 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. The signature of each applicant must be notarized.

Name of Applicant	
Applicant's Address	
City/ State/ Zip	
Applicant's Phone Number	
Applicant's Cell Phone Number	
Print Applicant's Name	

Please describe briefly your reason for requesting annexation of 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 Applicant _____

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 _____

My Commission Expires: _____

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

NOTE: This form is required for all annexation and/or zoning actions

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

☐	I have within the two years immediately preceding this date (See * 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.

***NOTE:** If you are an applicant and you have made any such contribution(s), you must provide the information required in subsection (a) above within ten (10) days after the rezoning action is first filed. If you are an opponent and you have contributed, you must provide the information required in subsection (c) above at least five (5) calendar days prior to the first hearing by the City Council or any of its agencies on the rezoning application.

- (1) _____ (Name and official position of the City Council Member of the City of Baldwin, Georgia to whom campaign contribution was made)
- (2) _____ Amount: \$ _____ Date: _____

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, GA. 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	1.29
5	Ward Number	
6	Current Zoning Classification of Land to be Annexed	H1
7	Zoning Classification After Annexation	1-2
8	Present Use of Land to be Annexed	vacant
9	Expected Future Development of Land After Annexation	2023

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 Annexation	
13	Race of People Before Annexation	
14	Language of People Before Annexation	
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 Annexation	0
19	Estimate of Race of Voters After Annexation	NA
20	Estimate of Language Group of Voters After Annexation	NA

COMMENTS:

Property will be industrial after annexation and development.

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 City Hall 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 will be posted by City Hall staff.

As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The City Hall staff will prepare and place a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin City Hall 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 will result in your request being tabled until the sign is posted as required. Failure to ensure 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. 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 council members, as well as the planning staff, visit the sites and will be looking for the sign. Additionally, local citizens, particularly those who receive notice letters, 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.

Multiple sign posting on a site may be required if it is so determined by the City Hall 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, etc.; 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 M. A. D. B. e

Date 8/25/22

From: James Irvin
Sent: Tuesday, July 5, 2022 9:56 PM
To: Wade Rhodes
Subject: Re: Steel Cell concept for new building

Wade,

4.23 acres in the original HIP, which 0.54 acres would be considered non-buildable, and then 1.29 acres in Reed property.

Thanks,

James D. Irvin, P.E.

FOOTHILLS LAND DESIGN

164 Professional Drive

Baldwin, GA 30511

Office: 706-778-0067

Fax: 706-778-0069

Mobile: 404-379-1583

www.foothillslid.com

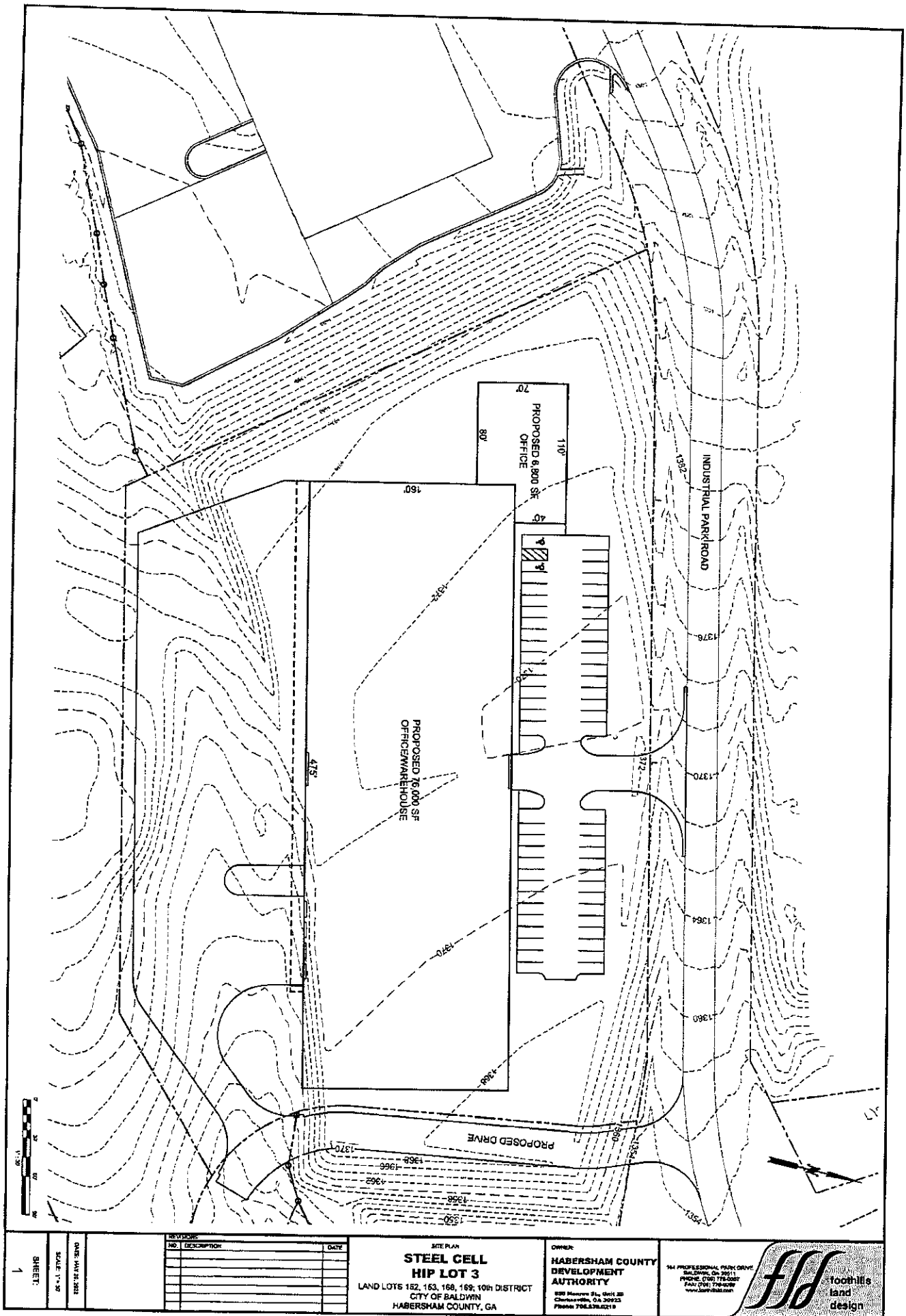
On Tue, Jul 5, 2022 at 5:10 PM Wade Rhodes <wrhodes@nortoncommercial.com> wrote:

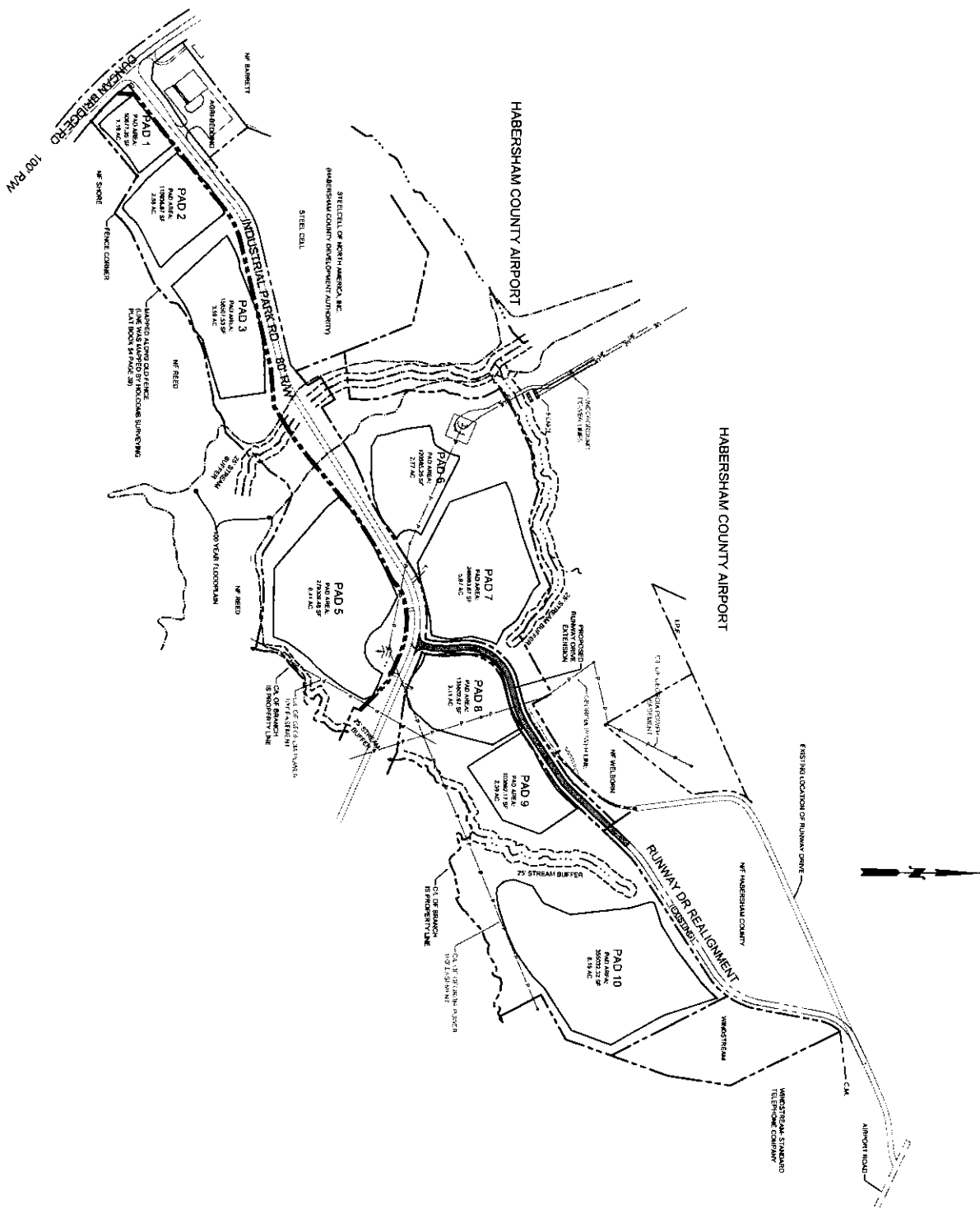
James

Pad 3 is 3.59 buildable. Do you have any idea how much we might need from the Reed property?

Just a guest?

Wade





NO.	DESCRIPTION	DATE
1	REVISED GRADING FOR PADS 5- PAD 4 IS REMOVED	5-16-17
2	ADDED PAD 10	11-09-19

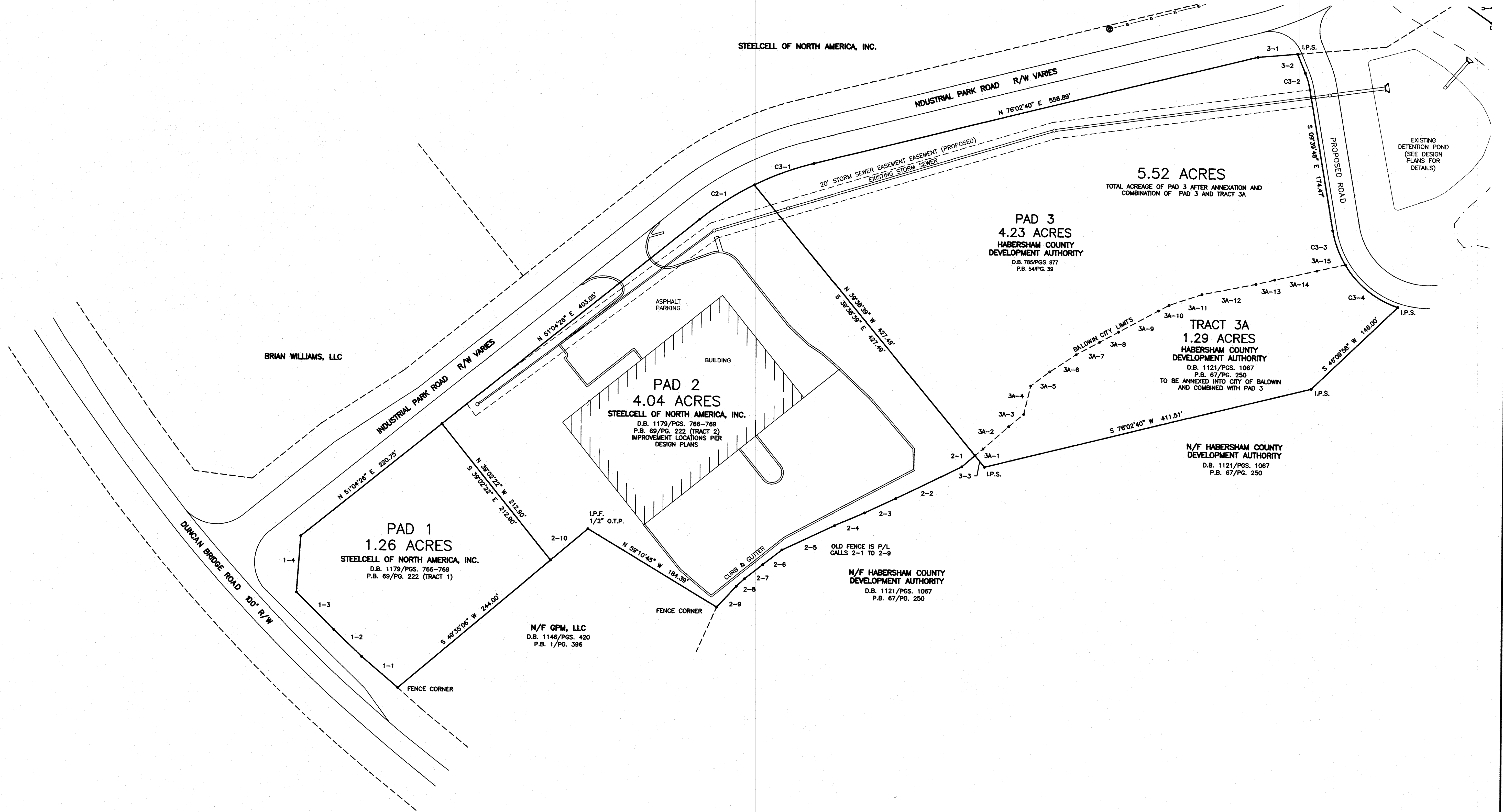
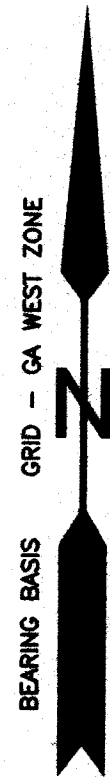
OVERALL SITE PLAN
HABERSHAM INDUSTRIAL PARK
 LAND LOTS 152, 153, 168, 169, 10th DISTRICT
 CITY OF BALDWIN
 HABERSHAM COUNTY, GA

OWNER:
HABERSHAM COUNTY DEVELOPMENT AUTHORITY
 553 Monroe St., Unit 20
 Clarkes Summit, GA 30523
 Phone: 706.328.0210

164 PROFESSIONAL PARK DRIVE
 BALDWIN, GA 30211
 PHONE: (706) 778-0067
 FAX: (706) 778-0069
 www.konradga.com

DATE: OCTOBER 12, 2016
 SCALE: 1" = 200'
 SHEET: 2

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT



SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (4) OF O.C.G.A. 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS. HEREBY, SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO WHETHER USE OF ANY PARCEL, FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF SURVEYING AND MAPPING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

10/10/22
DATE
SCOTT STROUD
GA PLS #3094

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:
PAD 1 - 93,347 FEET.
PAD 2 - 178,546 FEET.
PAD 3 - 292,194 FEET.
THE FIELD DATA COLLECTED IS BASED ON GPS OBSERVATIONS USING A CARLSON BRX7 DUAL FREQUENCY RECEIVER AND CARLSON BRX7 BASE STATION RUNNING CARLSON SURVIVE SOFTWARE. RELATIVE POSITIONAL ACCURACY: <0.04'



DATE:	REVISION
OCTOBER 10, 2022	ADD TRACT 3A

DATE: AUGUST 24, 2022
LAND LOT: 152, 153, 168, 169
DISTRICT: 10
FILE # 3463SEWER2_REV1
FIELD BOOK # MIN12
INSTRUMENTS USED: CARLSON BRX7
SCALE - 1"= 60'

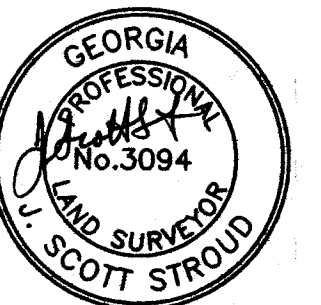
FINAL SUBDIVISION PLAT (COMPILED)
SHEET 1 OF 6
MAP PREPARED FOR

HABERSHAM COUNTY INDUSTRIAL PARK

CITY OF BALDWIN
HABERSHAM COUNTY
GEORGIA

LOVELL, STROUD AND ASSOCIATES, LLC

P.O. BOX 906
CLARKESVILLE, GA 30523
(706) 754-9422
ldmihl@windstream.net
COA - LSF 000298





090 026

090 025A

090 025D

090 025E

090 025F

090 025G

090 025H

090 025

090 023

090 024

090 024B

090 024C

092 001

092 001G

092 096A

089T

INDUSTRIAL PARK RD