

Agenda

City Council Work Session

March 4th, 2025

6:30pm

Baldwin Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

Call Meeting to Order

Public Hearing

Fieldale Farms Zoning Change Ordinance [#2025-02161Z](#)

Old Business

1. Discussion of Master Fee Schedule

New Business

Announcements

- a. Homestead Exemption Affidavits for 2025 property taxes are due April 1st. If you do not have a Homestead Exemption, stop by City Hall or call 706-778-6341 to find out the exemption for which you qualify. If you have a City exemption, but not a County exemption, contact the County clerk.
- b. The Baldwin City Council Spring 2025 Retreat will be April 10 - 11 from 8:00 am - 5:00 pm. Formal notice and agenda to follow.

Adjournment

***The City of Baldwin will provide reasonable accommodations whenever needed for those participating in a City Council meeting. Please notify the City Clerk as early as possible prior to a meeting to ensure such accommodations can be made in a smooth and timely fashion.*



Application for Zoning Change or Variance
Office of the City Clerk
P.O. Box 247
186 Hwy 441 Bypass, Baldwin, GA 30511

Application Creation Date 2/3/25
Published Date/Entity 2/14/25; NEG

First Reading Date 2/10/25
Second Reading Date 3/10/25

Applicant Information

Name	Fieldale Farms Corporation
Address	P.O. Box 558
City/State/Zip	Baldwin, GA 30511
Phone	706-778-5100
Email	alexsullivan@fieldale.com
Fax	

Property Owner Information

Name	Fieldale Farms Corporation
Address	555 Broiler Blvd.
City/State/Zip	Baldwin, GA 30511
Phone	7067785100
Email	alexsullivan@fieldale.com
Fax	

Status of Property Owner

<input checked="" type="checkbox"/>	Current Property Owner
<input type="checkbox"/>	Option to Purchase
<input type="checkbox"/>	Area Resident
<input type="checkbox"/>	Other (Explain)

Variance Request(s)

Describe Type Variance(s) Requested	Zoning change
Vary From	PRD
Vary To	LI

Zoning Information

Current Zoning Classification(s)	PRD
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Parcel Information

Tax Parcel Number(s)	092 049B	Acreage	12.3
Location (Street Address)	Intersection of Gainesville Hwy and Duncan Bridge Road		
Existing Structure(s)	None		
Description of Proposed Use	Installation of solar array		

Supporting Documents Required

<input checked="" type="checkbox"/>	Concept Plan - Prepared by a Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect. One full scale (folded to 8.5 x 11) and one 8.5 x 11.
<input checked="" type="checkbox"/>	Plat - One full scale (folded to 8.5 x 11) and one 8.5 x 11
<input checked="" type="checkbox"/>	Statement of Hardship (see page 5 of this application)
<input checked="" type="checkbox"/>	Architectural Rendering - One full scale (folded to 8.5 x 11)
<input type="checkbox"/>	Other -

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 [Signature] Date 2-3-25

Application Received By [Signature] Title CITY CLERK Date 2/5/25

Application WITHDRAWAL Notification: I/we hereby withdraw the above application.

Signature of Applicant _____ Date _____

FOR OFFICE USE ONLY

Fee Information

Variance Fee	If work is not in progress	\$ <u>625.00</u>
	If work is in progress	\$ _____
Amount Due	Include all fees required	\$ <u>625.00</u>

Method of Payment

<input checked="" type="checkbox"/>	Check	Check No.	<u>1004022</u>
<input type="checkbox"/>	Cash	Receipt No.	
<input type="checkbox"/>	Card	Confirmation No.	

PAID
2/5/2025

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 or Banks County, Georgia:

Name of Owner (please print)	Fieldale Farms Corporation
Owner's Address	555 Broiler Blvd.
City/State/Zip Code	30511
Owner's Phone Number	7067785100
Owner's Email	alexsullivan@fieldale.com

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 this Zoning Change, Variance, or Special Use Permit request to be heard by the Baldwin City Council during public hearing.

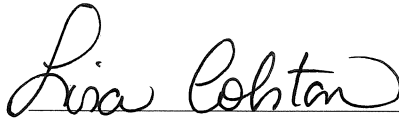
NOTARY PUBLIC CERTIFICATION

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

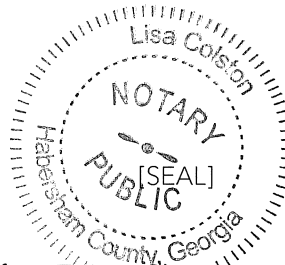
On the 3rd day of February, 2025, Alex Sullivan (printed name of owner) personally appeared before me, who swears that the information contained in this authorization is true and correct to the best of their knowledge and belief.



Signature of Owner



Notary Public



Please describe your request and the reason for the request for a Zoning Change, Variance, or Special Use Permit.

Fieldale Farms requests the zoning be changed on parcel #092 049b. Fieldale Farms is partnering with Georgia Power to procure and build a 1.06 megawatt DC photovoltaic (PV) fixed tilt solar array on their property located in Baldwin Georgia. The solar array will take up approximately 5 acres of the 12 acre property. The electricity produced will be used by Fieldale Farms in their adjacent poultry feed milling complex. The Solar energy produced will offset (reduce) traditional energy from the grid. Any excess energy produced will be credited back to the grid allowing the community to benefit from cheaper, renewable energy. This investment by Fieldale Farms will reduce their carbon intensity and continue their contribution to the community in which they reside and do business.

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. The signature of each applicant must be notarized.

Name of Applicant (please print)	
Applicant's Address	
City/State/Zip Code	
Applicant's Phone Number	
Applicant's Email	

NOTARY PUBLIC CERTIFICATION

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

On the _____ day of _____, 20____, _____ (printed name of applicant) personally appeared before me, who swears that the information contained in this authorization is true and correct to the best of their knowledge and belief.

Signature of Owner

Notary Public

[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.

APPLICANT'S CERTIFICATION

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

<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 _____

STATEMENT OF HARDSHIP

Where the Mayor and Council find that strict compliance with the provisions of this ordinance would result in practical difficulty or unnecessary hardship, the Mayor and Council may, upon application from the property owner, grant a variance from the terms in this ordinance so that the spirit and intent of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual cases of unnecessary hardship upon consideration by the Mayor and Council of the standards for considering zoning decisions as set out in Article VXIII of the City of Baldwin Zoning Ordinance and finding that one or more for the following conditions exist.

Describe how each situation listed below relates to your application. If more space is needed, please write answers on a separate sheet or on the back of this page.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.

Fieldale wants to change the parcel from PRD to LI to allow for the installation of a solar array.

2. The application of this ordinance to the particular piece of property would create an unnecessary hardship.

Fieldale wants to change the parcel from PRD to LI to allow for the installation of a solar array.

3. Such conditions are peculiar to the particular piece of property involved.

Fieldale wants to change the parcel from PRD to LI to allow for the installation of a solar array.

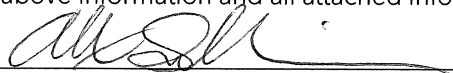
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.

This project will be a benifit to the community.

The procedure by which the Mayor and Council will consider any request for a variance shall be governed by the provision of Article VXIII.

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant



Date

2-3-25

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 2-3-25

HABERSHAM COUNTY
CLERK OF COURT

2017 FEB -6 AM 9:31
1130 220-221
Book Page Recorded
David C. Wall

After recording, return to:
SMITH, GILLIAM, WILLIAMS & MILES
P. O. BOX 1098
GAINESVILLE, GA 30503

Habersham County, Georgia
Real Estate Transfer Tax
PAID 1163.80
DATE 2-6-17
David C. Wall
Clerk of Superior Court
REC. NO. 17000150

WARRANTY DEED

THIS INDENTURE is made this 27th day of January, 2017, between

EVE HAWKINS JENNINGS (hereinafter referred to as "Grantor") and

FIELDALE FARMS CORPORATION, a Georgia corporation, (hereinafter referred to as "Grantee")

(Wherever there is a reference herein to the Grantor or the Grantee, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.)

WITNESSETH

GRANTOR, in consideration of the sum of -TEN DOLLARS- and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described property, to wit:

All that tract or parcel of land, lying and being in Land Lots 186 and 187 of the 10th Land District, City of Baldwin, Habersham County, Georgia, and being Tract One containing 4.69 acres, more or less, on Gainesville Highway a/k/a Old Cornelia Highway, and Tract Two containing 7.37 acres, more or less, at the corner of Gainesville Highway a/k/a Old Cornelia Highway and Duncan Bridge Road as shown on the survey made by Richard H. Holcomb, Registered Land Surveyor, dated December 14, 2016, recorded in Plat Book 68, Page 35, Habersham County, Georgia Plat Records, to which reference is made and the description and record thereof incorporated herein as a part of this description.

This being the property described in the Corrective Trustee's Deed between Daniel Carr as Trustee of the Robert M. Jennings Irrevocable Trust and Eve Hawkins Jennings, dated January 11, 2017, and recorded in Deed Book 1130, pages 1034-1036, Habersham County, Georgia Deed Records.

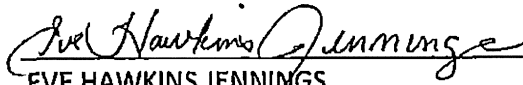
TO HAVE AND TO HOLD the Land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

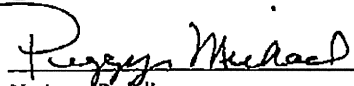
AND GRANTOR WILL WARRANT and forever defend the right and title to the Land unto Grantee against the claims of all persons whomsoever.

EXECUTED under seal as of the date above.

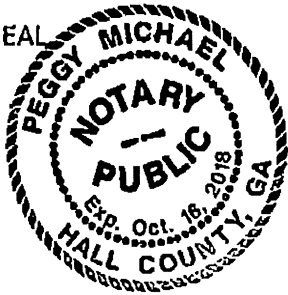
Signed, sealed and delivered in the presence of:


Unofficial Witness

 (SEAL)
EVE HAWKINS JENNINGS


Notary Public

NOTARY SEAL



LEGEND:

- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET (1/2 REBAR)
- LL LAND LOT
- R/W RIGHT OF WAY
- CL CENTERLINE
- O.T.P. OPEN TOP PIPE

COURSE	BEARING	DISTANCE
1	S 47°28'08"W	53.42'
2	S 47°08'17"W	55.90'
3	S 49°48'58"W	37.39'
4	S 50°31'05"W	44.59'
5	S 62°47'30"W	47.71'
6	S 65°16'16"W	68.66'



FILED & RECORDED
 DATE: 12/22/2016
 TIME: 11:34AM
 BOOK: 68
 PAGE: 35
 HABERSHAM COUNTY, GEORGIA
 DAVID WALL, SUPERIOR COURT CLERK

D. AUBREY HIGGINS
 DEED BOOK 1031
 PAGE 478

BOBBY JOE
 BARRETT
 ESTATE
 D.B. 261
 PAGE 876

TRACT 1
 4.88 ACRES

TRACT 2
 7.37 ACRES

GAIL BREWER
 DEED BOOK 342
 PAGE 347

JAMES THOMAS
 DEED BOOK 243
 PAGE 463

**BOUNDARY SURVEY FOR:
 FIELDALE FARMS CORP.**

LOCATED IN:
 LAND LOTS 183 & 187
 10TH DISTRICT
 HABERSHAM COUNTY GEORGIA
 CITY OF BALDWIN
 DATE: 12-15-2016



I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON THAT THIS PLAT CONFORMS WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTERS 190-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 16-687.

BASIS FOR BEARING TAKEN FROM
 DEED BOOK 1031 PAGE 478

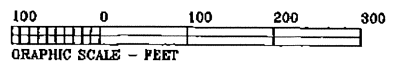
FIELD WORK COMPLETED 12/14/2016

INSTRUMENT USED NIKON DTM 502

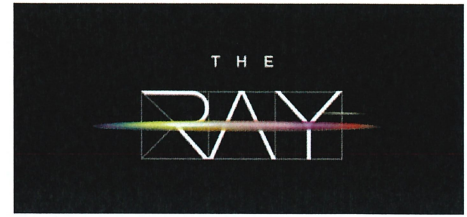
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCENTAGE OF ONE FOOT IN 34,142 FEET AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

PLAT CLOSURE:
 TRACT 1 1 FOOT IN 105,865
 TRACT 2 1 FOOT IN 851,355

REFERENCE PLAT: PLAT BOOK 46 PAGE 1
 ALSO SURVEY FOR DANIEL CARR CONTRACTING
 BY JASON MARK SMITH DATED OCT. 30, 2008



Benefits of a Pollinator Meadow on a Solar Site



Pollinator meadows established at solar sites offer numerous advantages. These habitats are essential, as pollinators like bees and butterflies are crucial for plant reproduction and food production. By transferring pollen between flowers, they enable fruit and seed development; without them, plant populations would plummet, jeopardizing our food supply and ecosystems. Pollinators are vital for a sustainable future.

Solar sites are typically developed with rock aggregate or turf grass ground cover, which can increase water runoff. Pollinator meadows offer a solution, effectively mitigating and managing the movement of water from the solar site.
















Benefits of Pollinator Meadows at Solar Sites:

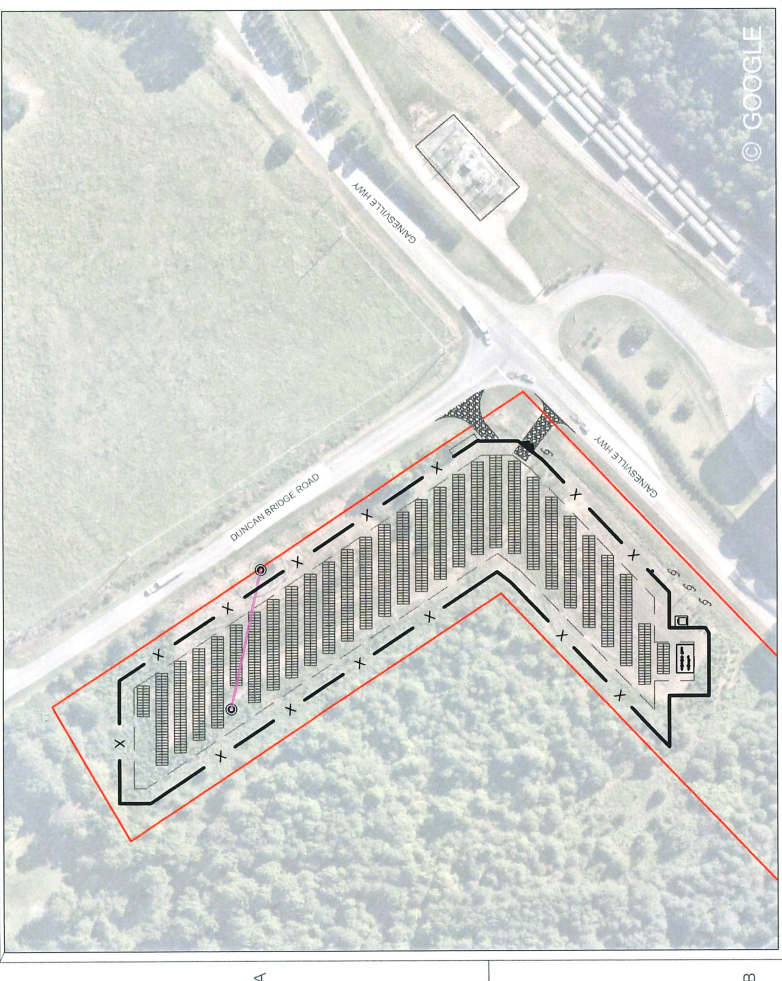
- **Habitat for pollinators:** Pollinator meadows provide food and shelter for bees, butterflies, and other insects.
- **Improved soil health:** Pollinator meadows can improve soil health by retaining water and topsoil, and reducing erosion.
- **Increased crop yields:** Pollinator meadows can increase crop yields by providing pollinators for nearby crops.
- **Reduced carbon footprint:** Pollinator meadows can store carbon, which helps reduce the planet's warming.
- **Reduced water usage:** Pollinator meadows can reduce the amount of water used by the site.
- **Reduced chemical pollution:** Pollinator meadows can reduce chemical pollution by suppressing dust and using less fertilizer.
- **Improved public perception:** Pollinator meadows can improve public perception of solar installations, which can lead to smoother permitting.
- **Increase Biodiversity:** Support wildlife and other native species.
- **Better Water Management:** Help recharge ground water and improve water retention.
- **Reduce Erosion:** Keep soil in place and lessen runoff water.
- **Biodiversity enhancement:** A pollinator meadow can attract a variety of insects, birds, and other wildlife, creating a more diverse ecosystem.



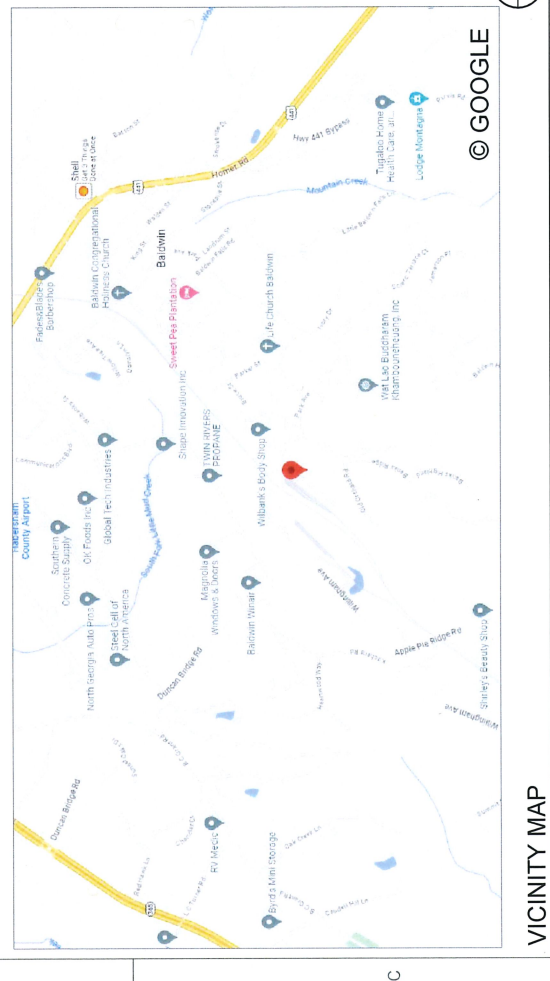
Below is a summary of the pollinator mix that we plan to use.

- Nectar-rich wildflowers support the greatest diversity of bees, butterflies, hummingbirds and other pollinators found in the Southeast
- A balanced blend of over a dozen annuals & perennials provides quick blooms in the first season and for many years to come
- This mixture contains 17 wildflowers, 9 annuals for first-year color, plus 8 perennials for second and successive years' bloom.

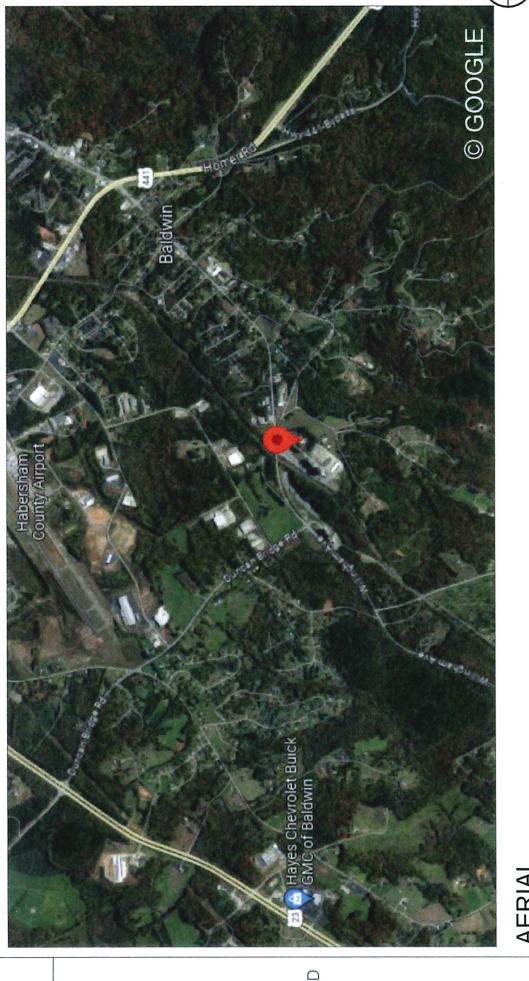
	Botanical Name	Common Name	Life Cycle	Native To	Height
	<u>Asclepias tuberosa</u>	Butterfly Weed	Perennial	North America	36"
	<u>Aster novae-angliae</u>	New England Aster	Perennial	North America	60"
	<u>Cheiranthus allionii</u>	Siberian Wallflower	Perennial	Europe	18"
	<u>Coreopsis lanceolata</u>	Lance-Leaf Coreopsis	Perennial	North America	48"
	<u>Coreopsis tinctoria</u>	Plains Coreopsis	Annual	North America	30"
	<u>Cosmos bipinnatus</u>	Wild Cosmos Sensation Mix	Annual	North America: Mexico	47"
	<u>Cosmos sulphureus</u>	Sulphur Cosmos	Annual	North America, Mexico	33"
	<u>Cynoglossum amabile</u>	Chinese Forget Me Not	Annual	Europe	18"
	<u>Echinacea purpurea</u>	Purple Coneflower	Perennial	North America	36"
	<u>Gaillardia pulchella</u>	Indian Blanket	Annual	North America	24"
	<u>Lavatera trimestris</u>	Rose Mallow	Annual	Europe	47"
	<u>Lobularia maritima</u>	Sweet Alyssum	Annual	Europe	12"
	<u>Mirabilis jalapa</u>	Four O'Clock	Perennial	Latin America	30"
	<u>Papaver rhoeas</u>	Red Poppy	Annual	Europe	36"
	<u>Dracopis amplexicaulis</u>	Clasping Coneflower	Annual	North America	24"
	<u>Rudbeckia hirta</u>	Black-eyed Susan	Perennial	North America	30"
	<u>Salvia coccinea</u>	Scarlet Sage	Perennial	North America	24"



SITE PLAN



VICINITY MAP



AERIAL

FIELDALE FARMS -BALDWIN

558 BROILER BLVD, BALDWIN, GA 30511

1051.38 kW DC 875 kW AC

JOB# 23-1G-0007



SYSTEM SUMMARY

MODULE:
(1) 782 HANWHA Q CELLS Q PEAK DUO XL-G1S 3JBF5G 590 (590W)
INVERTER:
(7) SUNNY HIGHPOWER PEAK3 125-US (2020) SMA
PANEL:
(1) 600A480V PANEL, FUSED AT 200A, RATED AT 600V, NEMA 3R
(2) 400A480V PANEL, FUSED AT 200A, RATED AT 600V, NEMA 3R
DISCONNECT:
(1) AC DISCONNECT 600A480V, FUSED AT 600A, RATED AT 480V, NEMA 3R
(2) AC DISCONNECT 400A480V, FUSED AT 400A, RATED AT 480V, NEMA 3R
MONITORING:
WATCH MONITORING
POINT OF INTERCONNECTION:
UTILITY TRANSFORMER
RACK:
TERRASSMART GLIDE AGILE FIXED TILT
TILT: 10°
AZIMUTH: 180°

GENERAL NOTES:

INTERCONNECTION:
THE PHOTOVOLTAIC SYSTEM SHALL CONNECT WITH THE EXISTING ELECTRICAL SYSTEM AT THE POINT OF INTERCONNECTION (P.O.I.). THE PHOTOVOLTAIC SYSTEM SHALL ALIGN WITH THE REQUIREMENTS OF UL 1741, TO PREVENT THE OPERATION OF THE PHOTOVOLTAIC SYSTEM WHEN THE UTILITY GRID IS DOWN, TO INTERCONNECT THE PHOTOVOLTAIC SYSTEM, THE FACILITY EQUIPMENT MAY NEED A POWER OUTAGE AND REMOVAL OR REPLACEMENT, PERMISSION TO OPERATE THE SYSTEM IS NOT AUTHORIZED UNTIL FINAL INSPECTIONS AND APPROVALS ARE OBTAINED FROM THE LOCAL AUTHORITIES HAVING JURISDICTION, AS WELL AS THE UTILITY SERVICE PROVIDER.
UL LISTINGS:
ALL ELECTRICAL EQUIPMENT USED IN THIS SYSTEM SHALL BE UL LISTED, AND OUTDOOR EQUIPMENT SHALL MEET APPROPRIATE NEMA STANDARDS.
INSTALLATION:
- ALL ELECTRICAL WORK SHALL BE INSTALLED UNDER THE SUPERVISION OF A QUALIFIED LICENSED ELECTRICIAN.
- ALL FABRICATION SHALL BE COMPLETED BY CERTIFIED CRAFTSPEOPLE IN APPROVED SHOPS.
- PRIOR TO WORK COMMENCEMENT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES AMONG THE DRAWINGS, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, AND AUTHORITIES HAVING JURISDICTION.
- CHANGES BY THE CONTRACTOR SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
- ALL EQUIPMENT SHALL BE SWITCHED TO THE "OFF" POSITION AND ALL FUSES REMOVED PRIOR TO INSTALLATION UNTIL APPROVAL IS OBTAINED.
ELECTRICAL NOTES:
- THE PHOTOVOLTAIC SYSTEM SHALL OPERATE IN PARALLEL WITH POWER RECEIVED FROM THE UTILITY SERVICE PROVIDER.
- ALL EQUIPMENT SHALL BE UL APPROVED.
- THE INVERTER SHALL BE DESIGNATED FOR SOLAR PHOTOVOLTAIC SYSTEMS.
- THE SYSTEM SHALL CONNECT TO THE EXISTING POWER SYSTEM AT ONE LOCATION, THE POINT OF INTERCONNECTION (POI).
- THIS CONNECTION SHALL MEET THE REQUIREMENTS LISTED IN NEC 705.12 POINT OF CONNECTION.
- ALL SOURCE CIRCUITS SHALL HAVE A DESIGNATED OVERCURRENT PROTECTIVE DEVICE (OCPD) THAT MEETS THE REQUIREMENTS OF NEC 705.12 FOR TESTING AND ISOLATION. THE MAIN DISCONNECTS, PANEL BOARD, AC/DC DISCONNECT OR COMBINER BOX SHALL BE LOCKED AND TAGGED OUT FROM UNAUTHORIZED/UNQUALIFIED PERSONNEL.
- ALL EQUIPMENT SHALL BE USED FOR ITS INTENDED PURPOSE.
- EQUIPMENT SHALL BE INSTALLED IN A SECURE AREA.
- CONDUIT AND CABLES SHALL NOT ENTER AT THE TOP OF OUTDOOR ENCLOSURES UNLESS APPROVED BY PROJECT ELECTRICAL ENGINEER OR INTENDED FOR THIS PURPOSE.
WIRING AND WIRING METHODS:
- ALL WIRING AND INSTALLATION SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, STATE CODES, AND OTHER APPLICABLE CODES.
- EXPOSED PV SOLAR CONDUCTORS SHALL BE 2000V PV WIRE OR APPROVED EQUIVALENT.
- ALL EXPOSED PV CONDUCTORS SHALL BE PROTECTED FROM SUNLIGHT AND MECHANICAL DAMAGE BY A RATED SPLIT LOOM.
- THE USE OF ZIP TIES IS NOT AN APPROVED METHOD TO SUPPORT OR ATTACH PV CONDUCTORS TO A STRUCTURE UNLESS NOTED.
- ALL DC SOURCE CIRCUITS AND ALL AC BRANCH CIRCUITS SHALL BE LABELED AT BOTH ENDS.
- FUSES AND WIRES SUBJECT TO TRANSFORMER INRUSH CURRENT SHALL BE SIZED ACCORDINGLY.
- ALL DC EQUIPMENT SHALL BE LISTED FOR THE PV APPLICATION.
- INSULATION RESISTANCE TESTING SHALL BE PERFORMED AT 1000VDC FOR ALL AC AND DC CIRCUITS.
- TORQUE SPECS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED DATA. IN THE ABSENCE OF MANUFACTURER'S PUBLISHED DATA, THE NETA AT'S STANDARDS SHALL BE USED.
- ALL BOLT TORQUE LEVELS SHALL BE STRIKED WITH A PERMANENT MARKER.
DAMAGE PROTECTION:
- CONTRACTOR SHALL CONSIDER EQUIPMENT WEATHERING OVER TIME, MINIMIZING CORROSION, WATER ENTRY, AND UV EXPOSURE.
- CONTRACTOR SHALL SECURELY FASTEN EQUIPMENT USING UNISTRUT ACCORDING TO NEC STANDARDS.
- ALL ELECTRICAL CONDUIT, EQUIPMENT, AND COMPONENTS SHALL BE PROTECTED FROM DAMAGE USING ACCEPTABLE MEANS OF PROTECTION, SUCH AS GUARDS, SHIELDS, AND FENCES.
GROUNDING:
- SEE ELECTRICAL DRAWINGS
- NEC 680.42, ONLY ONE CONNECTION TO DC CIRCUITS AND ONE CONNECTION TO AC CIRCUITS SHALL BE USED FOR SYSTEM GROUNDING.
- GROUNDING DISTANCE TO GROUND IS KEPT AT A MINIMUM, WITH AS FEW TURNS AS POSSIBLE.
- RACKING AND STRUCTURAL ELEMENTS SHALL BE ELECTRICALLY BONDED BY AN ACCEPTABLE MEANS.
- BOND GROUNDING CONDUCTORS TO MODULE MANUFACTURER'S GROUNDING LOCATIONS.
- ALL GROUNDING COMPONENTS SHALL BE LISTED FOR THE APPROPRIATE PURPOSE (SUCH AS GROUND RODS, GROUNDING LUGS, AND GROUNDING CLAMPS).
- ALL GROUNDING CONDUCTORS SHALL BE COPPER.

ABBREVIATIONS

(GENERAL NOTES CONTINUED)
GROUND FAULT PROTECTION:
- INVERTERS SHALL BE EQUIPPED WITH DC GROUND FAULT PROTECTION AND ANTI-ISLANDING CIRCUITRY.
DISCONNECTING MEANS:
- CONTRACTOR SHALL PROVIDE MEANS TO DISCONNECT ALL PHOTOVOLTAIC SYSTEM CURRENT CARRYING CONDUCTORS FROM ALL OTHER EXISTING CONDUCTORS WHERE CONNECTIONS DO NOT ALIGN WITH THE EXISTING CONDUIT.
- DISCONNECTING MEANS SHALL FOLLOW NEC 690.17, PROVIDE MEANS OF ALL SOURCES.
- ALL DISCONNECTING MEANS SHALL BE SECURED FROM UNAUTHORIZED AND UNQUALIFIED PERSONNEL.
REQUIRED SAFETY:
- SEE DRAWINGS FOR SIGNS AND LABELS.
- ALL SIGNS AND LABELS SHALL BE ETCHED PLACARDS PERMANENTLY ATTACHED BY ADHESIVE OR MECHANICAL MEANS, UNLESS OTHERWISE APPROVED.
- LABELS SHALL COMPLY WITH NEC 690.
- TECHNICIANS SHALL WEAR HAZARD APPROPRIATE PPE (INSULATED GLOVES WITH PROTECTORS, INSULATED MATS, ETC.).
MARKINGS:
- A PERMANENT PLAQUE OR DIRECTORY, DENOTING ALL ELECTRICAL POWER SOURCES ON OR IN THE PREMISES, SHALL BE INSTALLED AT EACH SERVICE EQUIPMENT LOCATION.
LIGHTNING RISK:
- UPDATING THE FACILITY'S LIGHTNING RISK ASSESSMENT PER NFPA 780 IS EXCLUDED FROM THE SCOPE OF THIS PROJECT AND IS ASSUMED TO BE DONE BY OTHERS.
ABBREVIATIONS
A AMPERE
AI ALUMINUM
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
BKR BREAKER
COMM COMMUNICATION
CU COPPER
DIA DIAMETER
DISC DISCONNECT
DIST DISTANCE
EDB EQUIPMENT PROTECTION DEVICE
EGC EQUIPMENT GROUNDING CONDUCTOR
FLA FULL LOAD AMPERES
GALV GALVANIZED
HRS HOME RUN
HOLLOW STRUCTURAL SHAPE
IMP CURRENT MAXIMUM POWER
ISC CURRENT SHORT CIRCUIT
INV INVERTER
KVA KILOWATT AMPERE
KWH KILOWATT-HOUR
LL LAND LOT
MLO MAIN LUG ONLY AC PANEL
MOD MODULE
MONO MONOCRYSTALLINE
NEMA NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NOT TO SCALE
O.C. OVER CURRENT PROTECTION DEVICE
OCPD ON CENTER
PNL PANEL
POLY POLYCRYSTALLINE
SCH SCHEDULE
SD SERVICE DISCONNECT
TBD TO BE DETERMINED
TYP TYPICAL
V VOLT
Vmp VOLTAGE DROP
Voc VOLTAGE MAXIMUM POWER
VOLTAGE OPEN CIRCUIT
UN.O. UNLESS NOTED OTHERWISE
XFMR TRANSFORMER

GENERAL NOTES:

FIELDALE FARMS - BALDWIN
558 BROILER BLVD,
BALDWIN, GA 30511
RADIANCE SOLAR
2990 OLYMPIC INDUSTRIAL
DR SUITE 104
ATLANTA, GA 30339
404.885.9898
EMERGENCY CONTACT
CARRIE HORROCKS
404.885.9898
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STAMP:

SYSTEM SUMMARY

1782	Q CELLS Q PEAK DUO XL G1S 3JBF5G 590(590W)
7	SUNNY HIGHPOWER PEAK3 125-US
81	STRINGS OF 22
DC	1051.38 KW
AC	875 KW
1.2016 DC:AC RATIO	
RACKING TERRASSMART GLIDE	
TILT 10°	
AZIMUTH 180°	

SYMBOLS

DRAWING NAME	CURRENT TRANSFORMER
DETAIL TAG	CIRCUIT BREAKER
ELEVATION TAG	SWITCH
SECTION TAG	FUSE
REVISION	PV MODULE
TRANSFORMER	KEYNOTE REFERENCE
INVERTER	AC DISCONNECT
PANEL BOARD	

SHEET LIST TABLE

SHEET	SHEET TITLE
A-001	TITLE PAGE
A-002	OVERALL AERIAL PLAN
A-003	ONE LINE DIAGRAM
A-101	OVERALL SITE PLAN
A-102	TOPO PLAN
A-103	UG LOCATE PLAN
A-605	DATA SHEET

APPLICABLE CODES:

International Building Code, 2018 with Georgia Amendments (2020)(2022)
International Fire Code, 2018 with Georgia Amendments (2020)
International Plumbing Code, 2018 with Georgia Amendments (2020)(2022)
International Mechanical Code, 2018 with Georgia Amendments (2020)
International Fuel Gas Code, 2018 with Georgia Amendments (2020)(2022)
National Electrical Code, 2017 Edition, with no Georgia Amendments (2021)
International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments (2020)(2022)
2012 NFPA 101, Life Safety Code 2018 Edition with Georgia Amendments (2020)
APPLICABLE STANDARDS FOR PV SYSTEMS:
IEEE 1547
UL1741
UL1703
ASCE 7-16

REVISIONS

DESCRIPTION	DATE	BY	APPROVED BY

REVISIONS
PROJECT PHASE: PRELIMINARY
AS OF: DECEMBER 16, 2024
SCALE: NTS
TITLE: TITLE PAGE

REVISIONS
REV # DESCRIPTION

REVISIONS
PROJECT PHASE: PRELIMINARY
AS OF: DECEMBER 16, 2024
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PROJECT PHASE: PRELIMINARY
AS OF: DECEMBER 16, 2024
SCALE: NTS
TITLE: TITLE PAGE

1

2

3

4

COLOR LEGEND	
AC TRENCH	---
DC TRENCH	- - -
MONITORING TRENCH	---
FENCE	x
PARCEL BOUNDS	---
OVERHEAD LINES	---
OHE OFFSET	---

STORMWATER DRAIN ACCESS

PROPOSED 40'x10' PERGOLA

PROPOSED FENCE (~2360')

20' FENCE OFFSET

22' DEEP STORMWATER DRAIN

ARRAY
(1782) QCELLS 590W MODULES
(7) COMBINER BOXES

PARCEL BOUNDARY

PROPOSED UTILITY XFMR LOCATION

PROPOSED EQUIPMENT RACK LOCATION
(7) SMA 125kW INVERTERS
(7) DC DISCONNECTS
(3) PANELBOARDS
(3) DISCONNECTS
(1) DAS BOX

EXISTING SUBSTATION

EXISTING GRAVEL ACCESS ROAD

GAINESVILLE HWY

OVERHEAD ELECTRIC (OHE) LINES

25' OHE OFFSET

PROPOSED 20' WIDE FENCE
GATE W/ 20' WIDE GRAVEL
ACCESS ROAD

OVERHEAD UTILITY POLE

Page 13 of 23 OVERHEAD UTILITY POLES



FIELDALE FARMS - BALDWIN
558 BROILER BLVD,
BALDWIN, GA 30511

RADIANCE SOLAR
2990 OLYMPIC INDUSTRIAL
DR. SUITE 104
ATLANTA, GA 30339
404.885.9898
EMERGENCY CONTACT
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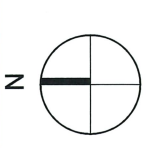
STAMP:

SYSTEM SUMMARY	
1782	Q.CELLS. Q.PEAK DUO XL (G11S.3/BFG 590/590W)
7	SUNNY HIGHPOWER PEAKS 125-US
81	STRINGS OF 22
DC	1051.38 KW
AC	875 KW
1.2016 DC:AC RATIO	
RACKING TERRASMART GLIDE AGILE (FIXED TILT)	
TILT	10°
AZIMUTH	180°

REVISIONS	
DESCRIPTION	DATE
CHECKED BY	APPROVED BY
REV	REV

PROJECT PHASE: PRELIMINARY
AS OF: DECEMBER 16, 2024
SCALE: NTS
TITLE: OVERALL AERIAL PLAN

A-002



1

2

3

4

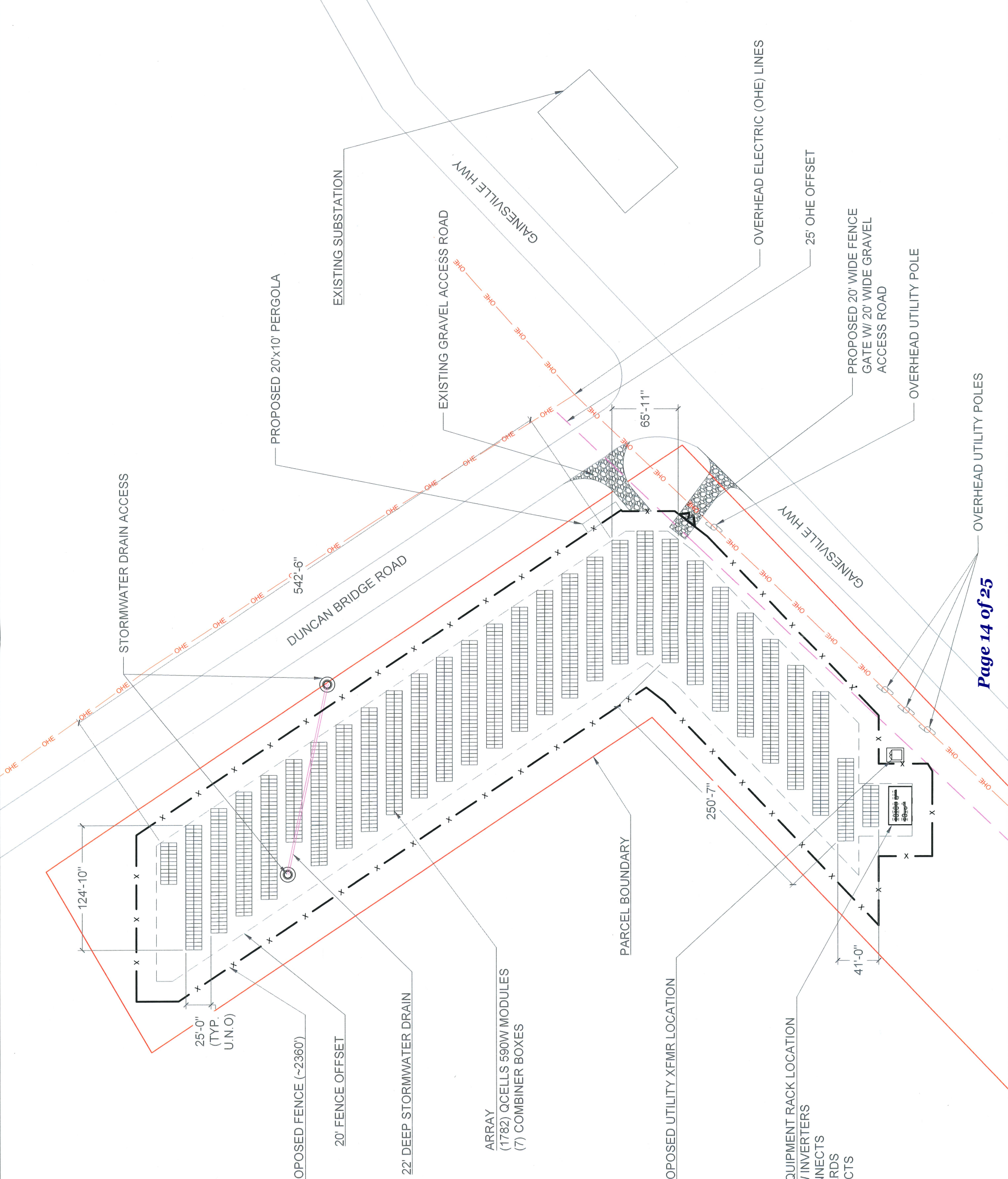
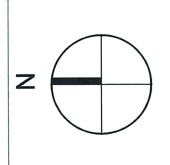
COLOR LEGEND	
AC TRENCH	---
DC TRENCH	- - -
MONITORING TRENCH	---
FENCE	x
PARCEL BOUNDS	---
OVERHEAD LINES	---
OHE OFFSET	---

A

B

C

D



FIELDALE FARMS - BALDWIN
588 BROILER BLVD,
BALDWIN, GA 30511

RADIANCE SOLAR
2990 OLYMPIC INDUSTRIAL
DR. SUITE 104
ATLANTA, GA 30339
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7	SUNNY HIGHPOWER PEAK3 125-US
81	STRINGS OF 22
DC	1051.38 KW
AC	875 KW
1.2016 DC:AC RATIO	
RACKING TERRASMART GLIDE AGILE (FIXED TILT)	
TILT	10°
AZIMUTH	180°

REVISIONS	
DESCRIPTION	DATE
CHECKED BY:	APPROVED BY:

PROJECT PHASE:
PRELIMINARY
AS OF:
DECEMBER 16, 2024
SCALE:
NTS
TITLE:
OVERALL SITE PLAN

A-101



HIGH PERFORMANCE SOLAR POWER SYSTEMS
DESIGN - ENGINEERING - CONSTRUCTION - O&M

FIELDALE FARMS - BALDWIN

558 BROILER BLVD.
BALDWIN, GA 30511

RADIANCE SOLAR
2990 OLYMPIC INDUSTRIAL
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STAMP:

SYSTEM SUMMARY	
1782	Q CELLS: Q PEAK DUO XL G11S 3/6FG 590(590W)
7	SUNNY HIGHPOWER PEAK3 125-US
81	STRINGS OF 22
DC	1051.38 KW
AC	875 KW
1.2016 DC:AC RATIO	
RACKING TERRASSMART GLIDE AGILE (FIXED TILT)	
TILT	10°
AZIMUTH	180°

REVISIONS			
DESCRIPTION	DATE	CHECKED BY	APPROVED BY

PROJECT PHASE:
PRELIMINARY

AS OF:
JANUARY 04, 2025

SCALE:
NTS

TITLE:
TOPO PLAN

A-102

COLOR LEGEND	
CUT	
FILL	

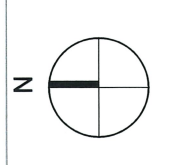
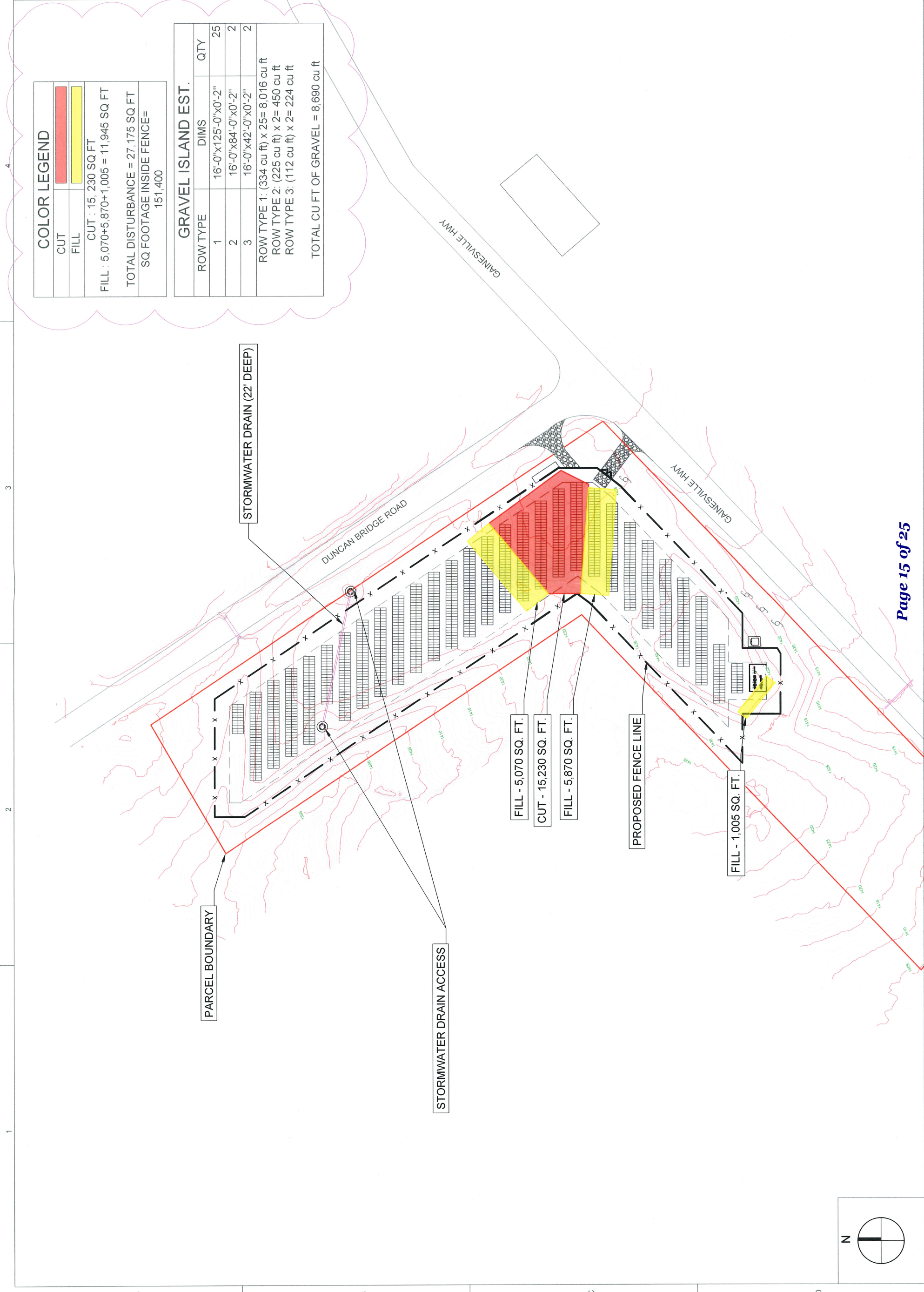
CUT : 15,230 SQ FT
FILL : 5,070+5,870+1,005 = 11,945 SQ FT

TOTAL DISTURBANCE = 27,175 SQ FT
SQ FOOTAGE INSIDE FENCE = 151,400

GRAVEL ISLAND EST.		
ROW TYPE	DIMS	QTY
1	16'-0"x125'-0"x0'-2"	25
2	16'-0"x84'-0"x0'-2"	2
3	16'-0"x42'-0"x0'-2"	2

ROW TYPE 1: (334 cu ft) x 25 = 8,016 cu ft
ROW TYPE 2: (225 cu ft) x 2 = 450 cu ft
ROW TYPE 3: (112 cu ft) x 2 = 224 cu ft

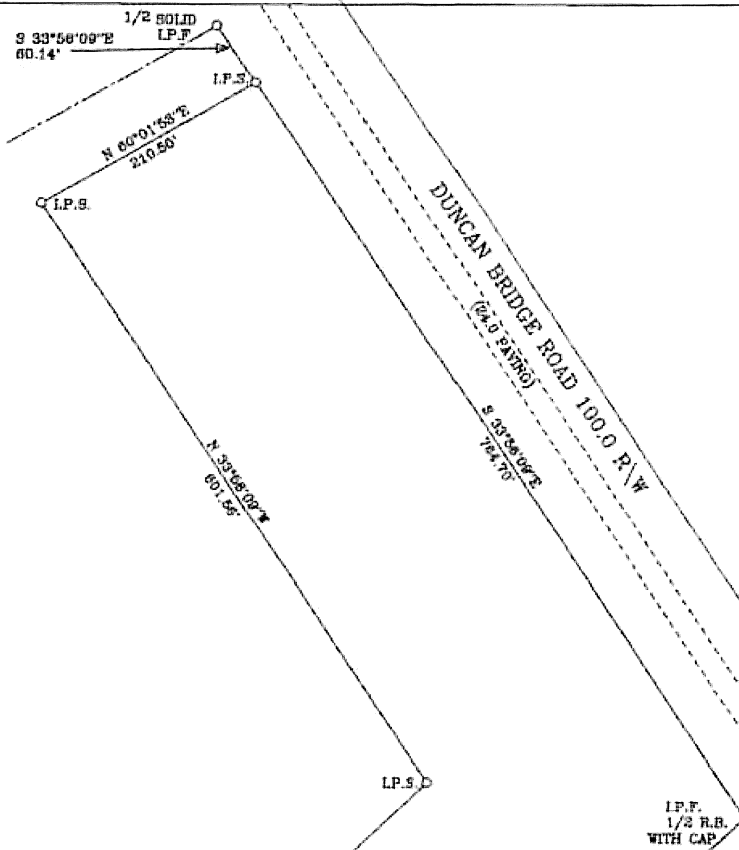
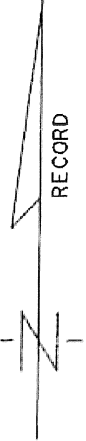
TOTAL CU FT OF GRAVEL = 8,690 cu ft



LEGEND:

- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET (1/2 REBAR)
- LL LAND LOT
- R\W RIGHT OF WAY
- CL CENTERLINE
- O.T.P. OPEN TOP PIPE

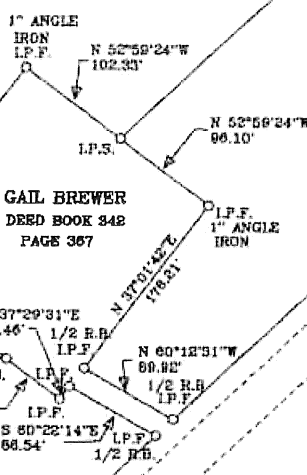
COURSE	BEARING	DISTANCE
1	S 47°28'08"W	59.42'
2	S 47°08'17"W	66.96'
3	S 49°48'58"W	97.39'
4	S 50°51'05"W	44.58'
5	S 52°47'30"W	47.71'
6	S 55°16'16"W	66.68'



D. AUBREY HIGGINS
DEED BOOK 1031
PAGE 476

TRACT 2
7.37 ACRES

BOBBY JOE
BARRETT
ESTATE
D.B.261
PAGE 878



GAIL BREWER
DEED BOOK 342
PAGE 367

GAINESVILLE HIGHWAY
A.K.A. OLD CORNELIA HIGHWAY
R\W VARIES

BASIS FOR BEARING TAKEN FROM
DEED BOOK 1031 PAGE 476

FIELD WORK COMPLETED 12/14/218

INSTRUMENT USED NIKON DTM 502

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PERCISION OF ON FOOT IN 34,142 FEET AND A ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

PLAT CLOSURE:
TRACT 1 1 FOOT IN 108,863
TRACT 2 1 FOOT IN 831,356

REFERENCE PLAT: PLAT BOOK 48 PAGE 1
ALSO SURVEY FOR DANIEL CARR CONTRACTING BY JASON MARK SMITH DATED OCT. 20,2008

TRACT 1
4.69 ACRES

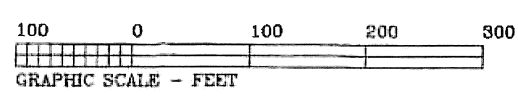
**BOUNDARY SURVEY FOR:
FIELDALE FARMS CORP.**

LOCATED IN:
LAND LOTS 186 & 187
10TH DISTRICT
HABERSHAM COUNTY GEORGIA
CITY OF BALDWIN
DATE: 12-15-2018

PLAT APPROVED
12-16-18
HABERSHAM COUNTY
PLANNING



I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY HEREON THAT THIS PLAT CONFORMS WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



FIRST READING February 10th, 2025

PUBLISHED February 14th, 2025

ZONING HEARING March 4th, 2025

PASSED _____

AN ORDINANCE NO. 2025-02161Z

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BALDWIN, GEORGIA, BY ZONING ALL THOSE TRACTS OR PARCEL OF LAND OWNED BY FIELDALE FARMS CORPORATION AND BEING 12.06 ACRES, MORE OR LESS, BEING TAX MAP PARCEL 092 049B AND LYING AND BEING IN LAND LOTS 186 AND 187 OF THE 10TH LAND DISTRICT OF HABERSHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON A DEED OR PLAT WHICH IS ATTACHED HERETO AND, WHICH IS INCORPORATED BY REFERENCE INTO THIS ORDINANCE, FROM PLANNED DEVELOPMENT DISTRICT (PRD) TO LIGHT INDUSTRIAL (LI), WITHOUT CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT ORDAINED by the City Council of Baldwin, Georgia as follows:

Section 1. ZONING IMPOSED WITH CONDITIONS.

That from and after the passage of this ordinance the following described lands shall be zoned and so designated on the zoning map of the City of Baldwin as Light Industrial (L-I) being approximately 12.06 acres and with the following conditions:

Conditions:

- a. none.

Legal Description:

All that tract or parcel of land being approximately 12.06 acres, being Tax Map Parcel 092 049B and lying and being in Land Lots 186 and 187 of the 10th Land District of Habersham County, Georgia and more particularly described on a deed or plat, and which is attached hereto,

and incorporated by reference hereof, into this legal description.

Section 2. REPEAL OF CONFLICTING ORDINANCES.

All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.

Section 3. SEVERABILITY OF PARAGRAPHS.

If any portion of this ordinance shall be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

Section 4. AMENDMENT TO THE ZONING MAP.

This ordinance is enacted as an amendment to the zoning map of the City of Baldwin.

Section 5. EFFECTIVE DATE.

The effective date of the zoning classification imposed by this ordinance shall be on the date the ordinance is approved by the City of Baldwin, by and through its City Council.

SO ORDAINED this 10th day of March 2025.

BALDWIN CITY COUNCIL

By: _____
Mayor Stephanie Almagno

Council Member Erik Keith

Council Member Nancy Lehman

Council Member Kerri Davis

Council Member Maarten Venter

Council Member Alice Venter

Attest:

Erin Gathercoal
City Clerk

DRAFT

City of Baldwin Schedule of Fees						
General Fund Fees FY26						
<u>Alcohol Licensing</u>						
License Type						Fee
<i>Package (total floor space)</i>						
Malt Only <10,000 sq.ft.						\$ 900.00
Malt Only 10,001 sq.ft. - 20,000 sq.ft						\$ 1,750.00
Malt Only >20,001 sq.ft						\$ 3,350.00
<i>Wine Only <10,000 sq.ft.</i>						
Wine Only <10,000 sq.ft.						\$ 900.00
Wine Only 10,001 sq.ft. - 20,000 sq.ft						\$ 1,750.00
Wine Only >20,001 sq.ft						\$ 3,350.00
<i>Malt & Wine <10,000 sq.ft.</i>						
Malt & Wine <10,000 sq.ft.						\$ 1,350.00
Malt & Wine 10,001 sq.ft. - 20,000 sq.ft						\$ 2,550.00
Malt & Wine >20,001 sq.ft						\$ 4,950.00
<i>Spirits (not calculated by total floor space)</i>						
Distilled Spirits Only						\$ 4,000.00
Distilled Spirits with Malt <u>OR</u> Wine						\$ 4,500.00
Distilled Spirits with Malt <u>AND</u> Wine						\$ 5,000.00
<i>Consumption on Premises (total floor space)</i>						
Malt, Wine and Distilled Spirits						
Only One Type						\$ 1,150.00
Two of Three Types						\$ 2,150.00
All Three Types						\$ 2,500.00
<i>Other Licenses</i>						
Sunday Sales License						\$ 150.00
Wine Tasting by Wine Package Store						\$ 25.00 per permit
Farm Winery or Tasting Room						\$ 2,150.00
Wholesale Dealer - Baldwin Principle Place						\$ 2,000.00
Wholesale Dealer - Outside Baldwin Principle Place						\$ 100.00
Temporary Special Event Permit						\$ 50.00 per permit
Caterer License						\$ 50.00
Caterer Permit License						\$ 50.00 per permit
<i>Miscellaneous Fees</i>						
Annual Administrative Fee Per License						\$ 250.00
Annual Building Inspection, Per Inspection						\$ 75.00
Alcoholic Beverage Employee Permit (with fingerprints)						\$ 50.00 per employee
Change of Managing Agent/Location Transfer						\$ 100.00
Penalty for not notifying change in agent within 5 days						\$ 100.00
Penalty for late payment of annual fees						10%/month
New Licenses applied for after July 1st will be reduced 50%						
<u>Occupational Tax</u>						
Professional Services (lawyers, physicians, engineers, etc.)						\$ 225.00
Other Occupations based on employee number						
1-4						\$ 75.00
5-8						\$ 100.00

	9-12				\$ 150.00			
	13-50				\$ 225.00			
	51-100				\$ 325.00			
	101+				\$ 400.00			
Penalty for late payment of annual fees					10%/month			
Peddlers, Canvassers, Solicitors and etc.					\$ 100.00			
*requires a solicitor badge								
New Occupational Tax Certificates applied for after July 1st will be reduced 50%								
Certificate of Occupancy					\$ 85.00			
<u>Duplicating/Printing Fees</u>								
Duplicating or printing					\$ 3.00			
<u>Yard Sale Permit</u>								
Up to 4 per calendar year					\$ -			
<u>Property Tax</u>								
Millage Rate (changes annually)					9.170 mills			
<u>Property Tax Exemptions</u>								
Standard Homestead					\$ 5,000.00			
Senior Homestead					\$ 10,000.00			
Disability					\$ 10,000.00			
Disabled Vet/Vet Widow (100%)					Annual DVS Calculation			
<u>Police and GCIC</u>								
Accident Reports					\$ 3.00			
Walk-In Background Check					\$ 5.00			
Incident Report					\$ 5.00			
<u>Fire Training Facility</u>								
Cities					\$ 1,000.00			
Counties					\$ 1,500.00			
<u>Rentals</u>								
<i>Community Room</i>								
Residents					\$ -			
Non-Residents					\$ 75.00			
Non-profits					\$ -			
<i>Mitchell Gailey Park Pavilion</i>								
Residents					\$ -			
Non-Residents					\$ 50.00			
Non-Profits					\$ -			
<i>TAP Yard (Famers' Market)</i>								
Residents					\$ -			
Non-Residents					\$ 50.00			
Non-profits					\$ -			
Cleaning Fee					\$ 50.00			
Damages					Cost of Repair + 15% administrative fee			
Cancellation without One Week Notice					\$ 15.00			

Cemetery						
Plots					\$	600.00
Coping/Permanent Structure Permit					\$	85.00
Excessive Noise Permit					\$	35.00
Building and Planning						
Zoning Map Amendment					\$	625.00
Special Use Permit					\$	625.00
Variance Request					\$	625.00
Annexation					\$	1,000.00
De-Annexation					\$	2,500.00
Zoning Verification Letter					\$	35.00
Residential Permits						
<i>New Construction</i>						
Building					\$	0.20 per sq.ft.
Electrical					\$	0.05 per sq.ft.
Plumbing					\$	0.05 per sq.ft.
Mechanical (HVAC)					\$	0.05 per sq.ft.
Accessory Structure Shell/Structural - CO not Required					\$	70.00
Accessory Structure Build Out - CO Required					\$	100.00
Certificate of Occupancy					\$	85.00
Certificate of Occupancy Temporary					\$	150.00
Renovations (will require plan review, fee separate)					\$	0.10 per sq.ft.
Gas					\$	40.00 per outlet
Sign					\$	3.00 per sq.ft.
Plan Review						1/2 Building Permit
Concept Plan Review - Prior to Application					\$	75.00
Demolition					\$	75.00
Reinspection (after 3 failed inspections)					\$	75.00 per occurrence
Administrative Fee					\$	35.00 every permit
Application Resubmission Fee (after one returned submission)					\$	35.00
Work Completed without Permits						DOUBLE ALL
Commercial Permits						
Permit Fee Multiplier (2023)					\$	0.0048 permit fee multiplier
<i>Plan Reviews (based on construction costs)</i>						
	\$0-\$250,000				\$	150.00
	\$250,001 to \$2.0M (to include Tier 1 fee)					0.0006 per dollar
	Over \$2.0M (to include Tier 1 and 2 fees)					0.0003 per dollar
<i>Building Permit</i>						
New Construction (includes trades)						
gross area x square foot construction cost* x permit fee multiplier = permit fee						
* using most recent ICC table of fees						
<i>Electrical</i>						
Temporary Service Pole					\$	30.00
New/Repair/Change out up to 200 Amps					\$	30.00
New/Repair/Change out over 200 Amps						\$30 + .15 per amp
New Branch Circuits/Breakers					\$	3.00 per circuit (breaker)
<i>Plumbing</i>						
Up to 3 fixtures					\$	30.00
More than 3 fixtures (to include 3 fixture fee)					\$	8.00 per fixtures
<i>Mechanical (HVAC)</i>						

Adding duct to existing				\$ 30.00			
AC/Heatpump System Installation (up to 50,000BTUs)				\$ 30.00			
AC/Heatpump System Installation (50,001-250,000BTUs)				\$30 + \$.0005 per BTU			
AC/Heatpump System Installation (more than 250K BTUs)				\$130 + \$.00025 per BTU			
<i>Miscellaneous</i>							
Kitchen Hood Installation up to 10sq.ft.				\$ 30.00			
Kitchen Hood Installation over 10sq.ft.				\$ 2.50	per sq.ft.		
Fuel Burning Appliance up to 50,000 BTUs				\$ 30.00			
Fuel Burning Appliance 50,001-250,000 BTUs				\$30 + .0005 per BTU			
Fuel Burning Appliance more than 250,000 BTUs				\$130 + 00025 per BTU			
New Fuel Gas without Building Permit				\$30 + \$3 per drop			
Existing Fuel Gas without Building Permit				\$ 30.00			
DCA Approved Modular Unit Installation				Use Valuation Table			
Swimming Pool (Public)				\$ 100.00			
Signage				See Sign Ordinance			
Demolition Permit				\$ 125.00			
Renovation Permit				25% Total Construction Cost			
Reinspection Fee				\$ 75.00	per occurrence		
Certificate of Occupancy				\$ 85.00			
Certificate of Completion				\$ 85.00			
Administrative Fee				\$ 35.00			
Work Completed without Permits				DOUBLE ALL			
<i>*Speculative Building Option</i>							
<i>Reduce Fee by 20% with separate interior build out permits</i>							
Development Reviews and Inspections							
Land Disturbance >than 1 acre				Contact EPD			
City requires proof of EPD permit							
<i>Site Development Reviews</i>							
Concept Plan (Waived if project begins)				\$ 500.00			
Commercial Site Plan				\$ 600.00	plus \$10 per acre		
Stormwater and Roads				\$ 700.00	plus \$25 per acre		
Wall Plan				\$ 250.00	plus \$50 per acre		
Water Plan				\$ 300.00	plus \$10 per acre		
Sanitary Sewer Plan				\$ 300.00	plus \$10 per acre		
Sanitary Sewer Downstream Analysis				\$ 1,500.00			
Wastewater Pump Station (each)				\$ 1,500.00			
Hydraulic Water Model				\$ 1,500.00			
Oil and Grease Separator or Grease Trap				\$ 500.00			
As-built Water-Sewer Review				\$ 500.00	plus \$10 per acre		
As-built Stormwater & Roads Review				\$ 700.00	plus \$25 per acre		
<i>Subdivision Development Reviews</i>							
Concept Plan (Waived if project begins)				\$ 500.00			
Preliminary Plat				\$ 500.00	plus \$10 per lot		
Stormwater and Roads				\$ 500.00	plus \$20 per lot		
Wall Plan				\$ 250.00	plus \$50 per wall		
Water Plan				\$ 200.00	plus \$10 per lot		
Sanitary Sewer Plan				\$ 200.00	plus \$10 per lot		
Sanitary Swer Downstream Analysis				\$ 1,500.00			
Wastewater Pump Station (each)				\$ 1,500.00			
Hydraulic Water Model				\$ 1,500.00			

Final Plat					\$	400.00	plus \$10 per lot	
As-built Water-Sewer Review					\$	200.00	plus \$10 per lot	
As-built Stormwater & Roads Review					\$	500.00	plus \$20 per lot	
<i>Construction Inspections Fees</i>								
New Street					\$	0.25	per linear foot	
New Sanitary Sewer Line					\$	0.25	per linear foot	
New Water Line					\$	0.25	per linear foot	
New Storm Drain Pipe					\$	0.25	per linear foot	
Work not ready when inspection is requested is subject to a reinspection fee								
Preliminary Plat Extension of Time Limit					\$	0.25	per linear foot of new street	
Appeals					\$	200.00		
Garbage Collection Fees								
Inside City					\$	19.09	per month	
Outside City					\$	24.52	per month	
Special Pick-Ups (Request by City Hall required)						varied		
Enterprise Fund Fees FY26								
Water Deposit					\$	100.00		
Late Fee						10%	of Balance	
Disconnection Fee						50%		
Reconnection Fee					\$	50.00		
Broken Meter Box/ Padlock					\$	50.00		
Broken Lid					\$	25.00		
Broken Meter Box					\$	25.00		
Meter Replacement 3/4 in or Less					\$	800.00		
Black Box Request (one courtesy check)					\$	50.00		
Admin Fee (on utility account)					\$	5.00		
Capacity Request Review Fee					\$	250.00		
<i>Inside City Water Rates (per thousand gallons)</i>								
First 2,000 gallons					\$	7.71		
2,000-6,000 gallons					\$	8.17		
6,001-9,000 gallons					\$	12.26		
9,001 and over gallons					\$	16.35		
<i>Inside City Sewer Rates (per thousand gallons)</i>								
First 2,000 gallons					\$	12.19		
2,000-6,000 gallons					\$	12.58		
6,001-9,000 gallons					\$	12.97		
9,001 and over gallons					\$	13.54		
<i>Outside City Water Rates (per thousand gallons)</i>								
First 2,000 gallons					\$	10.79		
2,000-6,000 gallons					\$	11.45		
6,001-9,000 gallons					\$	17.17		
9,001 and over gallons					\$	22.88		
<i>Outside City Sewer Rates (per thousand gallons)</i>								
First 2,000 gallons					\$	17.06		
2,000-6,000 gallons					\$	17.62		

6,001-9,000 gallons					\$ 18.16			
9,001 and over gallons					\$ 18.95			
High Strength Wastewater Surcharge								
All users discharging "high strength" wastewater into the City of Baldwin Wastewater System shall be assessed a monetary surcharge, in addition to the normally required sewer use charges, in an amount to be calculated as shown below. Please see Section 2.9 of the Water and Sewer Use Ordinance for the applicable parameters and factor definitions.								
$P \times G \times 8.34 \times C$	equals	\$/month						
1000								
System Connection Fees								
<i>Water</i>		Meter Fee	Connection Fee	Installation Fee	Meter Relocation	Account Deposit		
3/4in Meter		\$ 800.00	\$ 1,000.00	\$ 1,250.00	\$ 1,500.00	\$ 100.00		
1in Meter		\$ 850.00	\$ 1,200.00	\$ 1,250.00	\$ 2,000.00	\$ 100.00		
2in Meter		\$ 1,000.00	\$ 3,850.00	\$ 1,250.00	\$ 2,000.00	\$ 500.00		
4in Meter		\$ 5,000.00	\$ 24,000.00	Contact City	Contact City	\$ 1,000.00		
6in Meter		\$ 12,000.00	\$ 48,000.00	Contact City	Contact City	\$ 1,000.00		
8in Meter		\$ 14,000.00	\$ 75,000.00	Contact City	Contact City	\$ 2,000.00		
<i>Sewer</i>								
3/4in Meter			\$ 3,125.00	\$800 Minimum				
1in Meter			\$ 3,750.00	\$800 Minimum				
2in Meter			Contact City	\$800 Minimum				
4in Meter			Contact City	\$800 Minimum				
6in Meter			Contact City	Contact City				
8in Meter			Contact City	Contact City				
* See Sewer System Asset Fee Schedule								
4% Service fee applied to all card transactions by card processor								