



Agenda
City Council Work Session
May 9th, 2023
6:30pm

Baldwin PD Training Facility, 155 Willingham Avenue, Baldwin, GA 30511

Call Meeting to Order

Economic Development Discussion (max. 20 minutes)

Public Hearing

ReveSolutions SUP Ordinance [#2023-04122Z](#)

Old Business

1. FY24 Budget Discussion

New Business

2. Discussion of Ken Shubring as GMRC Appointment

Announcements

- a. Public Safety Day will be May 20th from 10:00 am – 2:00 pm, hosted by SteelCell at 510 Industrial Park Road! This free event is for all ages, focusing on demonstrations and activities regarding public safety. Food vendors are welcome! Email baldwinevents@cityofbaldwin.org for more information.

Adjournment



4/14/2023
Date Received

Application for Variance or Zoning Change

Application Creation Date 4-12-23

First Reading Date 4/24/2023

Published Date 4/12/2023

Second Reading Date 5/15/2023

Applicant Information

Name	REVE SOLUTIONS INC
Address	PO Box 1234
City/State/Zip	FAYETTEVILLE GA 30214
Phone	770-851-0030
Fax	
Email	revesolutionsinc@gmail.com

Property Owner Information

Name	City of Baldwin
Address	
City/State/Zip	
Phone	
Fax	
Email	

Status of Applicant

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

Variance Request(s)

Describe Type Variance(s) Requested	Special Use Permit
Vary From	Light Industrial
Vary To	Light Industrial

Zoning Information

Current Zoning Classification(s)	Light Industrial
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Parcel Information

Tax Parcel Number(s)	090020 Plat 2	Acreage	
Location (Street Address)	Industrial Blvd.		
Existing Structure(s)	None		
Description of Proposed Use	Pretreatment and compost		

Fee Information

Variance Fee	If work not in progress	\$ 625.00
	If work in progress	\$
Amount Due	Include all fees required	\$

Supporting Documents Required

<input 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 size) and One- 8.5 x 11 size
<input type="checkbox"/>	Plat One full scale and One reduced to 8.5 x 11 size
<input type="checkbox"/>	Statement of Hardship
<input type="checkbox"/>	Architectural Rendering One full scale (folded to 8.5 x 11 size) and One- 8.5 x 11 size
<input checked="" type="checkbox"/>	Other Explain Basic Concept of 2 skids for pretreatment and composting.

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 4-14-23

Application Taken By [Signature]

Date 4/14/23

Application **WITHDRAWAL** Notification: I/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 or Banks County, Georgia:

Name of Owner	Reve Solutions Inc.
Owner's Address	PO Box 1274
City / State / Zip Code	Fayetteville Ga 30214
Owner's Phone Number	404 557 7819
Owner's Cell Phone Number	770 851 0030
Print Owner's Name	CARLOS M. TALBOT / Reve Solutions Inc

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 Variance request to be heard by the City of Baldwin Planning and Zoning Board during public hearing.

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

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

Please describe briefly your reason for requesting this variance:

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 have or have not)

<input type="checkbox"/>	I have within the two years immediately preceding this date (See * 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.

*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 made a contribution, 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 and/or Planning or Zoning Commission of the City of Baldwin, Georgia to whom campaign contribution was made)
- (2) Amount: \$ _____ Date: _____

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	Rave Solutions Inc.
Applicant's Address	PO Box 1234
City / State / Zip Code	Fayetteville GA 30214
Applicant's Phone Number	404 557 7819
Applicant's Cell Phone Number	770 851 0030
Print Applicant's name	CARLOS M. TALBOT

NOTARY PUBLIC CERTIFICATION

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

NOTARY PUBLIC CERTIFICATION

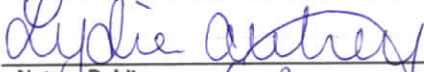
Personally appeared before me the following



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


 April 14, 2023

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 of 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 of the following conditions exist:

Describe how each situation listed below relates to your application.

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

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

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

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.

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 _____

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 will be posted by Planning Department staff.

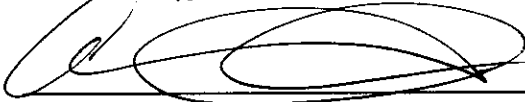
As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare and place a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning 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 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 board 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 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, 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



Date

4-14-23

AN ORDINANCE NO. 2023-04122Z

AN ORDINANCE OF THE CITY OF BALDWIN, GEORGIA, TO GRANT A SPECIAL USE PERMIT TO ALLOW FOR A “WASTE DISPOSAL COMPANY” ON THAT CERTAIN TRACT(S) OR PARCEL(S) OF LAND OWNED BY CITY OF BALDWIN AND LEASED TO REVESOLUTIONS, INC., AND BEING TRACT 2 ON MAP AND PARCEL 090 020 WITHIN HABERSHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED ON A DECEMBER 20, 2017 PLAT PREPARED BY TURNER LAND SURVEYING, GRLS NO. 982, BEING RECORDED AT PLAT BOOK 69, PAGE 60 OF THE HABERSHAM COUNTY DEED RECORDS WHICH IS ATTACHED HERETO AND, WHICH IS INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND CURRENTLY ZONED AS LIGHT INDUSTRIAL (LI), WITH 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 located within the City of Baldwin shall be zoned and so designated on the zoning map of the City of Baldwin as Light Industrial (LI) District with the following Special Use Permit:

Conditional Use Allowed:

- (1) Septage Dewatering, Pretreatment and Composting Facilities
- (2) The zoning district and zoning setbacks shall remain in force and effect, unaffected by the grant of this Special Use Permit.

36

37 Conditions

38 1. A five (5') foot vegetative buffer shall be installed and maintained at all times
39 on the portion of the property abutting Industrial Park Road.

40 2. The Waste Disposal Company shall enter into a service agreement with the
41 City outlining requirements for effluent discharge allowance and monitoring, all
42 state issued permits (NPDES, LAS, Industrial Pre-Treatment and etc.) submittals
43 and other reporting requirements defined in said service agreement.

44 Legal Description:

45 All that tract(s) or parcel(s) of land owned by City of Baldwin being tract 2 on map and
46 parcel 090 020 within Habersham County, Georgia and being more particularly described on an
47 December 20, 2017 plat and prepared by Turner Land Surveying, GRLS no. 982, being recorded
48 at plat book 69, page 60 of the Habersham County deed records, and incorporated by reference
49 hereof, into this legal description.

50 **Section 2. REPEAL OF CONFLICTING ORDINANCES.**

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

53
54 **Section 3. SEVERABILITY OF PARAGRAPHS.**

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

58 unconstitutional.

59 **Section 4. AMENDMENT TO THE ZONING MAP.**

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

61 **Section 5. EFFECTIVE DATE.**

62 The effective date of the zoning conditional use imposed by this ordinance shall be on the
63 date the zoning conditional use is approved by the City of Baldwin, by and through its City
64 Council.

65 **SO ORDAINED** this _____ day of May 2023.

66 **BALDWIN CITY COUNCIL**

67 By: _____

68 Acting Mayor Alice Venter

69 _____
70 Council Member Theron Ayers

71 _____
72 Council Member Larry Lewallen

73 _____
74 Council Member Maarten Venter

75 _____
76 Council Member Stephanie Almagno

77 Attest:

78 _____
79 Emily Woodmaster
80 CAO, City Clerk
81
82