



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

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

Acting Mayor Alice Venter, Council Member Theron Ayers, Council Member Stephanie Almagno, and Council Member Maarten Venter were in attendance.

Call Meeting to Order

Acting Mayor Alice Venter called the meeting to order at 6:30 pm.

Public Hearing

ReveSolutions SUP Ordinance [#2023-04123Z](#)

CAO Woodmaster recapped ReveSolutions' application and the proposed ordinance for a special use permit at 181 Industrial Park Road. The property will remain zoned Light Industrial, but Baldwin's zoning ordinance does not consider septic disposal companies. Setbacks will remain in effect, and the company will meet two special conditions. First, a five-foot deep vegetative buffer (requested by council) will be installed in the portion abutting Industrial Park Road. The buffer can be trees or shrubbery at ReveSolutions' discretion. The purpose of the buffer is to obscure the site from the road for beautification and maintaining some of the natural landscape. Second, ReveSolutions will enter into a service agreement with the City that will outline requirements for discharge allowance/monitoring, all state-issued permits, and other reporting requirements.

Acting Mayor Alice Venter opened the public hearing at 6:36 pm.

In Opposition: None.

In Favor: Carlos Talbott, owner and operator of ReveSolutions, spoke in favor of the special use permit. He stated that ReveSolutions has found a positive and long-term solution for the disposal of septage waste. Since 2018, ReveSolutions has had no issues with maintaining clean operations with no odor in the facility or the surrounding environment. Talbott, expressed ReveSolutions' commitment to being partners and good neighbors with Baldwin and their excitement to grow.

Economic Development Discussion (max. 20 minutes)

Woodmaster gave Council an update on current development projects in Baldwin.

365 Superstore (the liquor store) on 365 is well underway and hoping to be open to the public before the end of summer.

The daycare center on Highway 365 is also in review. The development is securing a sewer easement Hayes Automotive, and they will need to secure permitting to install a water line down to Wilbanks Road in the DOT right of way. They hope to break ground in the next month and anticipate hiring 25 employees and an attendance of 175-200 children.

The gas station on Highway 365 has been permitted, but they have not yet broken ground. The same developer is renovating a pool store into a mini mart, which is in the final stages of review, and they should be moving forward in the next few weeks.

The apartments on BC Grant Road are permitted and started land development this past week.

There used to be a steakhouse on Willingham Avenue owned by Costa de Jalisco. They have demolished the steakhouse and are now constructing a new building for a Mexican restaurant on the upper level and an ice cream parlor on the lower level. Construction is estimated to be complete in October.

Old Business

1. FY24 Budget Discussion

Council expressed their gratitude that more businesses and industry were coming to Baldwin to relieve the property tax burden from residents.

Acting Mayor Alice Venter closed the public hearing at 6:58 pm.

New Business

2. Discussion of Ken Shubring as GMRC Appointment

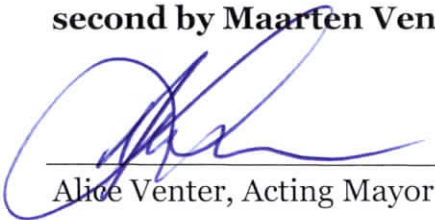
Council was in consensus with Shubring's appointment.

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.

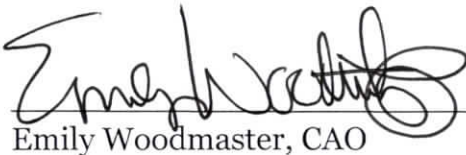
Adjournment

Action: A motion was made by Theron Ayers to adjourn the meeting with a second by Maarten Venter. Motion Carried 3-0 at 6:59 pm.



Alice Venter, Acting Mayor





Emily Woodmaster, CAO

5/15/2023

Date Approved by Council