



Agenda
City Council Meeting
March 11th, 2024
6:30pm

Baldwin Courtroom, 155 Willingham Avenue, Baldwin, GA 30511

Call Meeting to Order

Invocation and Pledge

Consent Agenda

- a. Approval of Minutes: Council Meeting 2/26/24, Work Session 3/5/24, and Special Called Meeting 3/5/24.

Public Comments

Public Hearings

Reports

Old Business

1. Consideration/Approval of 2nd Reading of Baldwin Court Apartments Variance Ordinance #2024-02139Z
2. Consideration/Approval of Downtown City Park Power Installation

New Business

3. Consideration/Approval of Nepotism Policy Amendment

Executive Session

Executive Session for Personnel

Announcements

- a. Homestead exemption affidavits for city property taxes are due April 1st. Please stop by City Hall with your driver's license or other government-issued ID to complete the affidavit.
- b. Join us for the 25th Baldwin Clean Up Day on Saturday, April 20th from 9:00 am – 12:00 pm at the Baldwin Farmers' Market! Celebrate Earth Day by cleaning up Baldwin roads and planting a tree. Free T-shirt and lunch provided for pre-registered participants. Register with your T-shirt sizes at baldwinevents@cityofbaldwin.org by April 5th!

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.*



2/2/24
Date Received

Application for Variance or Zoning Change

Application Creation Date 2/2/24
Published Date 2/14/2024

First Reading Date 2/26/24
Second Reading Date 3/11/24

Applicant Information

Name	<u>TOM WRIGHT</u>
Address	<u>P.O. Box 2456</u>
City/State/Zip	<u>RICHMOND HILL, GA 31324</u>
Phone	<u>404.626.6637</u>
Fax	
Email	<u>lwmarc@pc@bellsouth.net</u>

Property Owner Information

Name	<u>JIM ROZATI</u>
Address	<u>793 N. MAIN ST</u>
City/State/Zip	<u>ALPHARETTA, GA 30009</u>
Phone	<u>770.652.2999</u>
Fax	
Email	<u>Jim@homes-fashion-center.com</u>

Status of Applicant

<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	<u>10</u>
<u>ALLOW THE ADDITION OF AN ADDITIONAL 8 UNITS OF APARTMENTS - IN AREA WHERE OLD OFFICE IS LOCATED (THIS BLDG IS NOT USED) EXISTING 44 UNITS ON SITE</u>	
Vary From	<u>IS LOCATED (THIS BLDG IS NOT USED) EXISTING 44 UNITS ON SITE</u>
Vary To	<u>WITH ADDITIONAL UNITS EACH UNIT WILL HAVE 1.5 PARKING AND UNITS WILL BE SET ASIDE FOR POLICE/FIRE</u>

Zoning Information

Current Zoning Classification(s)	
----------------------------------	--

Parcel Information

Tax Parcel Number(s)	<u>LL152/10th DIST / HABERSHAM CO, GA</u>	Acreage	<u>4.0 AC</u>
Location (Street Address)	<u>A. WILBANKS ROAD</u>		
Existing Structure(s)			
Description of Proposed Use	<u>APARTMENTS</u>		

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 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 size) and One- 8.5 x 11 size
<input checked="" 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 <u>Emailed</u> One full scale (folded to 8.5 x 11 size) and One- 8.5 x 11 size
<input type="checkbox"/>	Other Explain

Method of Payment

<input type="checkbox"/>	Paid by Check	Check No.	
<input type="checkbox"/>	Paid Cash	Receipt No.	

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 2/2/2024

Application Taken By [Signature]

Date 2/2/2024

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	JIM ROZATI
Owner's Address	793 N MAIN ST
City / State / Zip Code	ALPHARETA, GA 30009
Owner's Phone Number	
Owner's Cell Phone Number	770-652-2998
Print Owner's Name	JIM ROZATI

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]
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.

[Signature]
Notary Public

7/27/22
Date



Please describe briefly your reason for requesting this variance:

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	Tom WRIGHT
Applicant's Address	
City / State / Zip Code	P.O. Box 2456 RICHMOND HILL, GA 31324
Applicant's Phone Number	
Applicant's Cell Phone Number	404 626 6637
Print Applicant's name	Tom WRIGHT

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

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: _____

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; CON SITE OFFICE IS NOT USED - THIS IS LOCATION OF SITE WAS PREPARED FOR ADDITIONAL UNITS ADDITIONAL UNITS
- 2) The application of this ordinance to the particular piece of property would create an unnecessary hardship; NUMBER OF APT PER AC ARE FAR BELOW CURRENT STANDARDS
- 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

2/6/2024

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.

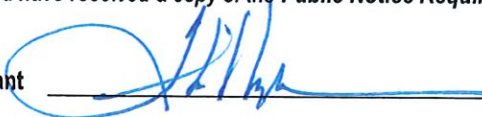
As the applicant, you are responsible for ensuring the public notice sign remains on the site during the entire zoning process. The Planning Department staff will prepare and place a sign (or signs) for you. If any problem arises with regard to the sign, notify the City of Baldwin Department of Planning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

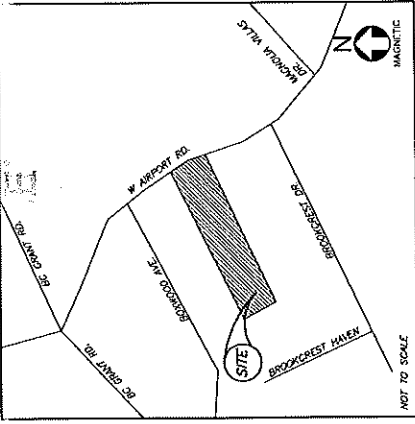
2/2/24

ALTA / NSPS LAND TITLE SURVEY FOR

BALDWIN COURT APARTMENTS, LLC AMERIS BANK CHICAGO TITLE INSURANCE COMPANY

LOCATED IN LAND LOT 152, 10TH DISTRICT, HABERSHAM COUNTY,
GEORGIA

MAY 14, 2021



LOCATION MAP

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 152 OF THE 10TH DISTRICT, HABERSHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT OF BEGINNING, THENCE S89°00'00"W ALONG THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND OWNED BY AMERIS BANK, A DISTANCE OF 120.20 TO A CAPED NAIL FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY OF A WILBANKS ROAD AND THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY S89°00'00"W A DISTANCE OF 200.00 TO AN IRON PIN SET, THENCE S32°10'00"W A DISTANCE OF 240.77 TO AN IRON PIN SET, THENCE N62°31'00"E A DISTANCE OF 604.45 TO A CAPED NAIL FOUND AND THE POINT OF BEGINNING, THENCE ALONG SAID TRACT OR PARCEL OF LAND CONTAINS 4.00 ACRES.

**CHICAGO TITLE INSURANCE COMPANY—COMMITMENT NO. 2020.11122
DATED APRIL 12, 2021**

14. All matters shown on plot recorded in Plat Book 38, Page 714, Habersham County, Georgia Records. **AFFECTS**
15. Easement from A. F. Wilbanks and Frank Carlson to Corwood Manufacturing Company, a Division of Corwood, Inc., a North Carolina Limited Liability Company, recorded in Deed Book 11, Page 308, Habersham County, Georgia Records. **TOO AMBIGUOUS TO DETERMINE AFFECT**
16. Same Line Easement by Clyde Wilbanks, an Executor of the Last Will and Testament of A. F. Wilbanks, deceased, and Corwood Law Firm, dated September 1994, filed for record October 6, 1994 at 5:30 p.m., recorded in Deed Book 384, Page 353, Habersham County, Georgia Records. **AFFECTS—NOT PLATTABLE**

THIS PLAT IS A RETRACTION OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT AFFECT PROPERTY INTERESTS, RIGHTS, OR RECORDS INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS. THIS PLAT DOES NOT HAVE ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SURVEYING STANDARDS. THE SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONALS OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-4-47.

SURVEY CERTIFICATION
TO BALDWIN COURT APARTMENTS, LLC: AMERIS BANK AND CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY THEREON HAVE BEEN CAREFULLY EXAMINED AND FOUND TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THE SURVEYOR'S KNOWLEDGE AND BELIEF AT THE TIME THE SURVEY WAS COMPLETED ON 5/13/2021.
DATE OF PLAT: 5/14/2021
BY: *[Signature]*
CHARLES H. HOSKINS, L.S.
700 MARION DRIVE EAST
MARIETTA, GEORGIA 30154



NOTES

- ZONED R-2
- SETBACKS: 5' FRONT, 10' SIDE, 10'
- MAX. BLOC. HEIGHT: 35' / 3 STORES
- FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A LEICA 1103 TOTAL STATION.
- THE REFERENCED MUNICIPALITY PROVIDED THE ZONING INFORMATION AND STATED ON THIS PLAT, ANY GRAPHIC DEPICTION OF SETBACK LINES AND OTHER MATTERS OF ZONING ARE THE SURVEYOR'S INTERPRETATION OF THE ZONING REGULATIONS AND NOT A GUARANTEE OF COMPLIANCE WITH THE ZONING REGULATIONS FOR THE STRUCTURES OR BUSINESSES ON THE SUBJECT PROPERTY.
- THE SURVEY IS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES LISTED HEREON. THE SURVEYOR'S LIABILITY DOES NOT EXTEND TO ANY UNLAWFUL ENTRIES WITHOUT THE EXPRESSED REPERMISSION BY THE SURVEYOR MAKING SAID ENTRIES.
- ADJACENT GROUND UTILITY LOCATIONS WERE OBTAINED FROM FIELD OBSERVATIONS. JACKSON LAND SURVEYING, PC HAS NOT RESEARCHED REGARDING THE EXISTENCE, SIZE, TYPE AND LOCATION OF UNDERGROUND UTILITIES IS BASED ON MARKINGS IN THE FIELD AND IS NOT A GUARANTEE OF ACCURACY OR COMPLETENESS OF THIS INFORMATION. INDICATED LOCATIONS SHOULD BE COVERED IN THE DESIGN OR CONSTRUCTION.
- PARKING: 02 REGULAR SPACES AND 4 HANDICAP.
- NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTEDUMP, SUMP OR SANITARY LANDFILL.
- THE TERM "CERTIFICATION" AS USED IN RULE "100-6-(092)" AND (10) AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY COMPLES WITH BOTH THE RULES OF THE GEORGIA BOARD OF SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA (ANNOUATED O.C.G.A.) 15-4-67, IN THAT THERE IS A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

REFERENCES

PLAT BOOK 38 PAGE 714

SURVEY DATA

TOTAL AREA: 4.00 ACRES
ERROR OF CLOSURE PLAT: 1" IN 568,295
ANGULAR ERROR: 0.03" PER ANGLE POINT
ADJUSTED: YES
FIELD WORK COMPLETED ON: MAY 13, 2021

FLOOD CERTIFICATION
ACCORDING TO THE FEMA, FIRM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 13132C0018J (DATED 1/10/07) THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" — AREA OF BRUIHUM FLOOD HAZARD.

RESERVED FOR CLERK OF COURT

INDEX	
SHEET NO.	DESCRIPTION
1	COVER
2	ATLA / NSPS LAND TITLE SURVEY
3	BUILDING DETAILS

REVISIONS		
SHEET NO.	DESCRIPTION	DATE

CHANGE NO.	DATE	DESCRIPTION

**JACKSON
LAND
SURVEYING
P.C.**

300
MARILYN DRIVE EAST
FAYETTEVILLE, GA.
30214

C: 678.725.5433
jackson@jacksonland.com

**JACKSON
LAND
SURVEYING
P.C.**

200
MARILYN DRIVE EAST
FAYETTEVILLE, GA.
30214
C 907.733.5453
jacksonpc@gmail.com

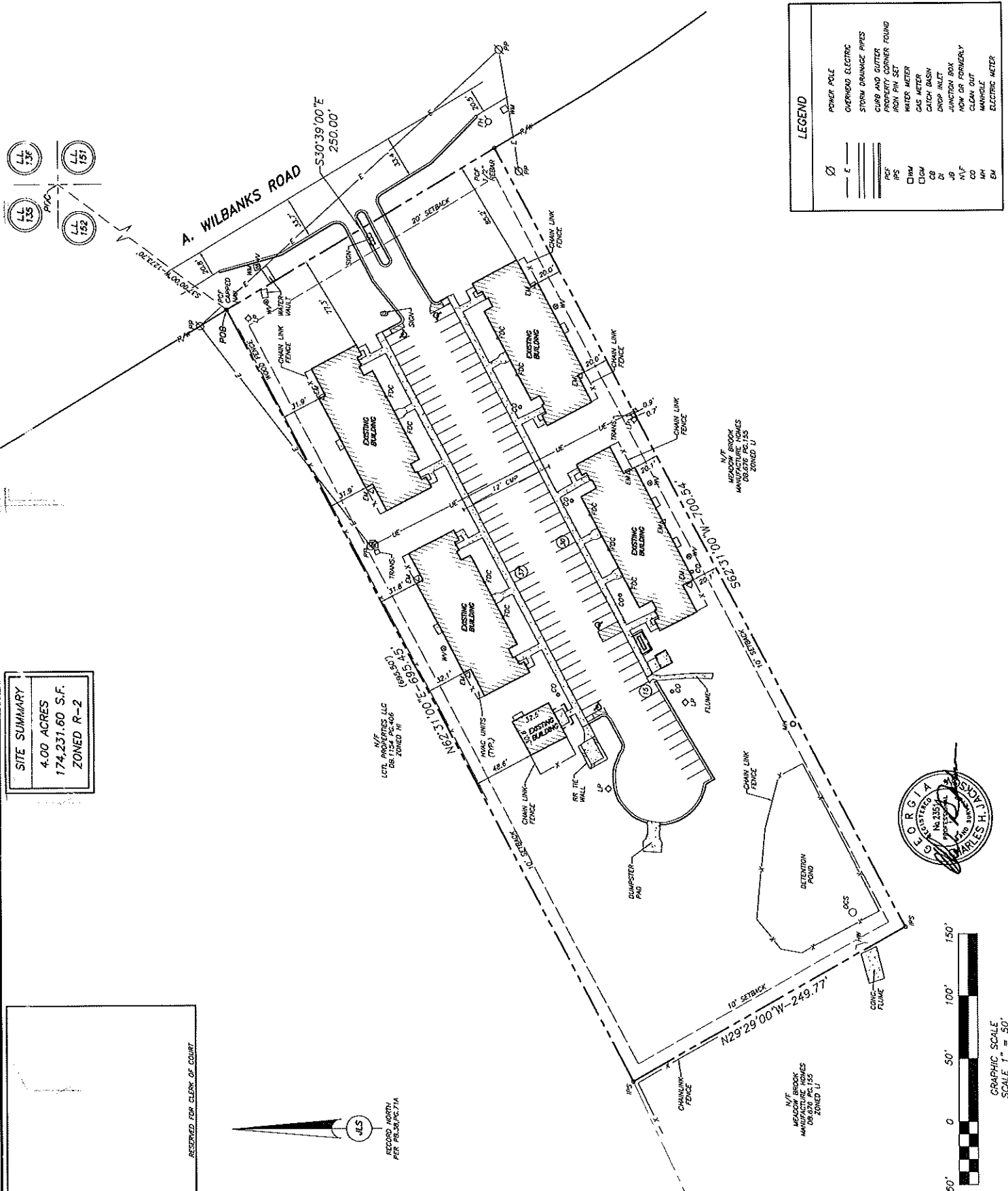


ALTA / NSPS LAND TITLE SURVEY
for
BALDWIN COURT APARTMENTS, LLC
AMERIS BANK
CHICAGO TITLE INSURANCE COMPANY

DATE	5/11/2018
DESIGNED BY	JAF
DRAWN BY	JAF
CHECKED BY	CHJ
SUBMITTED BY	CHJ
SURVEY DATE	5/13/2021
PROJECT NAME	411 BALDWIN COURT BIRMG W AIRPORT ROAD
SHEET TITLE	ALTA / NSPS LAND TITLE SURVEY
PROJECT NO.	AM8001
SHEET NO.	2
DATE	5/14/2021
ISSUE NO.	1

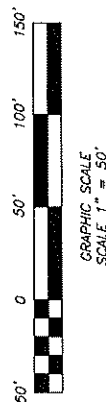
LEGEND

—	POWER POLE
—	OVERHEAD ELECTRIC
—	STORM DRAINAGE PIPES
—	CURB AND GUTTER
—	PROPERTY CORNER FOUND
—	IRON PIN SET
—	WATER METER
—	GAS METER
—	CRACK BASIN
—	DUMP INLET
—	JUNCTION BOX
—	ROW OR FORMERLY
—	CLEAR CUT
—	FLUME
—	ELECTRIC METER



SITE SUMMARY
4.00 ACRES
174,231.60 S.F.
ZONED R-2

RESERVED FOR CLERK OF COURT



GRAPHIC SCALE
SCALE 1" = 50'

Baldwin Court Apartments

West Airport Drive
Baldwin, Georgia

January 15, 2024

Council Members

The owner of these Apartments located on West Airport Drive wishes to add ~~8~~ Additional units to the Complex. This will bring the total units on the Site to ~~54~~ Units.

Presently the apartment mix is either a Two Bedroom w/ 1 bath w/ washer & dryer connections or a One Bedroom w/ 1 bath w/ washer & dryer connections.

To better serve the market the complex would like to add a new building of ~~8~~¹⁰ - Two Bedroom / 2 Bath w/ washer & dryer connections. This building would be located in the area that site office now exist. This space is not used as the property is managed by an off site group.

The design of the new building would be close to the design of the existing buildings, but using some more durable materials in certain areas.

The parking would be expanded to handle the required 1.5 parking spaces per unit plus 10% visitors parking spaces.

We thank you for this consideration.

Zoning Change Checklist

- ✓ Zoning application, legal description of property and Non-refundable zoning change application fee of \$ 625.00, at least thirty (30) days in advance of the next regularly scheduled public hearing of the City Council.
- ✓ Upon the filing of the application the Zoning Administrator shall schedule a Public Hearing upon said application for review and final action by the Mayor and Council.

Date of Public Hearing: 3/5/24

- ✓ Zoning request will be published in a local newspaper at least fifteen (15), but no more than forty-five (45) days prior to the date of the public hearing.

Date of Publication: 2/14/24

- ✓ If application is submitted by a party other than the Mayor and Council, the Zoning Administrator shall place or cause to be placed on the subject property, a Public Notice Sign in a conspicuous location not less than fifteen (15) days prior to the Public Hearings.

Date Sign is Posted: 2/14/24

- ✓ First Reading Scheduled:

First Reading: 2/26/24

- ✓ Second Reading Scheduled:

Second Reading: 3/11/24

- ✓ *Public Hearing results:*

 Adopted as presented.

 Adopted as revised or supplemented by conditions of approval.

See attached Conditions.

 Denied.

 Proposal tabled.

The decision by the Mayor and Council regarding the proposed amendment shall be deemed to be final. * No amendment, supplement, change or repeal of the final action shall become effective unless said amendment, supplement, change or repeal is approved after a Public Hearing.

Return Recorded Document To:
Hunt & Taylor Law Group, LLC
1001 Riverside Drive, Suite A
Gainesville, GA 30501
HT20-0077

Habersham County, Georgia
Real Estate Transfer Tax

PAID 3,000
DATE 11/4/2021
David C. Wall
Clerk of Superior Court
088-20000 2074

LIMITED WARRANTY DEED

THIS INDENTURE, made this 30th day of December, 2020, between **MJ Meeks Investments, LLC**, a Georgia limited liability company, as party of the first part (hereinafter referred to as "Grantor"), and **Baldwin Court Apartments LLC**, a Georgia limited liability company, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include their respective heirs, successors, successors-in-title and assigns where the context requires permits).

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee all that tract or parcel of land lying and being in Habersham County, Georgia, together with all improvements located thereon, and as more particularly described on Exhibit "A" attached hereto and made a part hereof.

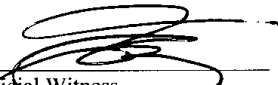
TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of the Grantor and all persons holding or claiming by, through, or under the said Grantor, except as expressly set forth in the permitted title encumbrances described in Exhibit "B" attached hereto and made a part hereof.

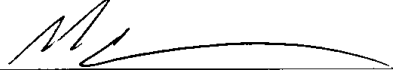
IN WITNESS WHEREOF, the Grantor has signed and sealed this Limited Warranty Deed, the day and year first above written.

Signed, sealed and delivered
in the presence of:

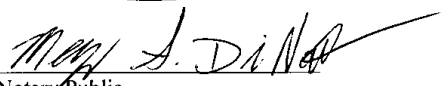
MJ MEEKS INVESTMENTS, LLC, a
Georgia limited liability company



Unofficial Witness

By: 

Matthew J. Meeks
Its: Sole Member



Notary Public
My Commission Expires: 02/20/2020

(NOTARY SEAL)

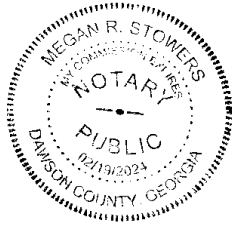


EXHIBIT "A"
(Legal Description)

All that tract or parcel of land lying and being in Land Lot 152 of the 10th Land District of Habersham County, Georgia, and being shown on a plat of survey prepared for Baldwin Court by Hubert Lovell, Georgia RLS #1553, dated February 21, 1994, filed for record on August 11, 1995 in Plat Book 38, Page 71A, Habersham County, Georgia Records, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE at the common corner of Land Lots 135, 136, 151 and 152 of the 10th Land District of Habersham County, Georgia; thence South 47 degrees 00 minutes East a distance of 1,273.3 feet to an iron pin on the southwesterly right of way of A. Wilbanks Road, and THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, South 30 degrees 39 minutes East along the southwesterly right of way line of A. Wilbanks Road a distance of 250.0 feet to an iron pin; thence South 62 degrees 31 minutes West a distance of 700.54 feet to an iron pin; thence North 29 degrees 29 minutes West a distance of 249.77 feet to an iron pin; thence North 62 degrees 31 minutes East a distance of 695.50 feet to an iron pin on the southwesterly right of way line of A. Wilbanks Road and THE TRUE POINT OF BEGINNING, said tract containing approximately 4.00 acres.

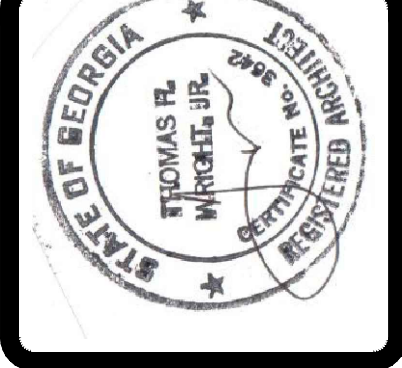
Subject to all existing easements for public utilities, restrictions and covenants of record.

Tax Parcel #088 016

EXHIBIT "B"
(Permitted Exceptions)

1. All general and special taxes and assessments for the year 2020 and subsequent years, liens not yet due and payable and any additional taxes, interest and/or penalties which may be assessed for prior tax years by virtue of adjustment, re-appraisal, re-assessment, appeal or other amendment to the tax records of the city or county in which the subject property is located.
2. Any and all matters as shown on plat recorded in Plat Book 38, Page 71A, Habersham County, Georgia Records.
3. Easement and Right of Way from A. F. Wilbanks and Frank Garrison to Carwood Manufacturing Company, a Division of Chadbourn, Inc., a North Carolina Corporation, dated August 20, 1969, filed for record on August 28, 1969 in Deed Book 111, Page 398, Habersham County Records.
4. Sewer Line Easement dated September, 1994, recorded in Deed Book 324, Page 393, Habersham County Records.

BALDWIN COURT APARTMENTS
A WILBANKS DRIVE
BALDWIN, GA

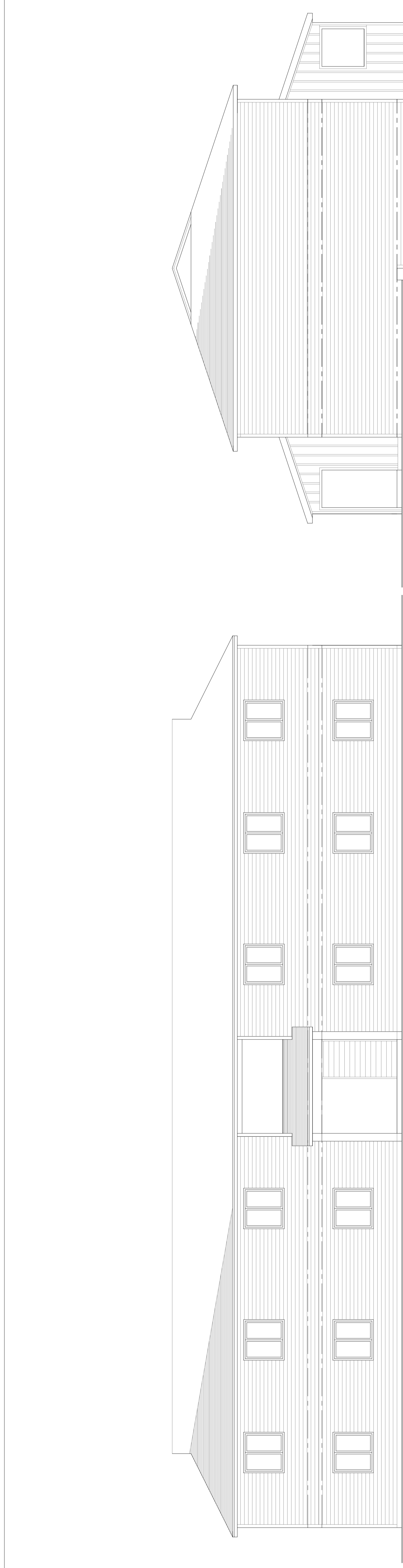


Tom H Wright Jr
Architect
PO BOX 2456 RICHMOND HILL, GA 31324
404.626.6637 • tomwrightarchitect@yahoo.com

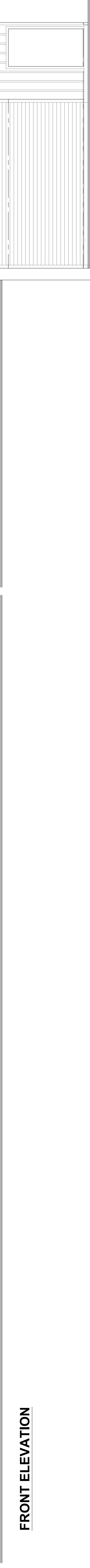
Revisions

Drawn	thw
Checked	T WRIGHT
Date	02.22.2024
Project	22.012
Sheet Number	A-1
Of	Sheets

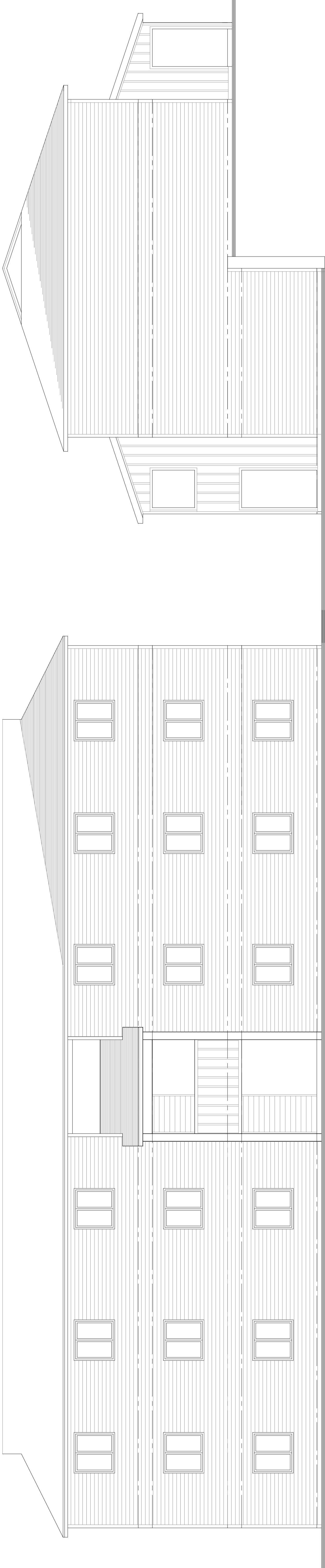
Date Printed: 02/23/24 10:46 PM



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

FIRST READING: 02/26/2024

PUBLISHED: 02/14/2024

ZONING HEARING: 03/05/2024

PASSED: _____

AN ORDINANCE NO. 2024-02139Z

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BALDWIN, GEORGIA, BY GRANTING VARIANCES TO ONE TRACT OR PARCEL OF LAND WITHIN THE CITY OF BALDWIN, GEORGIA, AND OWNED BY BALDWIN COURT APARTMENTS LLC., AND BEING PARCEL 088 016 OF HABERSHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED ON PLATS, WHICH ARE ATTACHED HERETO AND, WHICH ARE INCORPORATED BY REFERENCE INTO THIS ORDINANCE, AND PROVIDING THAT THE ZONING CLASSIFICATION UPON SAID PROPERTY SHALL BE SUBJECT TO CERTAIN VARIANCES; REPEALING CONFLICTING ORDINANCES TO THE EXTENT OF THE CONFLICT; 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. VARIANCE ALLOWED.

(a) That from and after passage of this ordinance, the following described lands within the City of Baldwin shall be granted to the variances, as hereafter specifically described within this ordinance, and shall be so designated on the zoning map of the City of Baldwin as having said variance regarding the property.

(b) The following variance is hereby granted to said property, after the City Council has considered the factors for the grant of the variance pursuant to the zoning ordinance of the City of Baldwin, Georgia, and the City Council having found that said factors have been met:

- 36 (1) an increase to the maximum density from 11 units per acre to 13.5 units per acre and;
37 (2) allow 118 parking spaces.

38 (c) The legal description for the subject property that has been granted a variance or
39 variances pursuant to this ordinance as follows:

40 All that tract or parcel of land lying and being in Land Lot 152 of the 10th Land District
41 of Habersham County, Georgia, and being shown on a plat of survey prepared for Baldwin Court
42 by Hubert Lovell, Georgia RLS #1553, dated February 21, 1994, filed for record on August 11,
43 1995 in Plat Book 38, Page 71A, Habersham County, Georgia Records.

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

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

47 **Section 3. SEVERABILITY OF PARAGRAPHS.**

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

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

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

54 **Section 5. EFFECTIVE DATE.**

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

57

58

59

SO ORDAINED this 11th day of March, 2024.

60

BALDWIN CITY COUNCIL

61

62

63

64

By: _____
Mayor Stephanie Almagno

65

66

67

68

Council Member Erik Keith

69

70

71

72

Council Member Joseph Satterfield

73

74

75

76

Council Member Kerri Davis

77

78

79

80

Council Member Maarten Venter

81

82

83

84

Council Member Alice Venter

85

86

87

88

89

Attest:

90

91

92

City Clerk Erin Gathercoal

93

94

95

96

CITY COUNCIL
Mayor Stephanie Almagno
Erik Keith, Post 1
Joseph Satterfield, Post 2
Kerri Davis, Post 3
Maarten Venter, Post 4
Alice Venter, Post 5



Emily Woodmaster, CAO
Erin Gathercoal, City Clerk
Bubba Samuels, City Attorney

186 Hwy 441 Bypass
Baldwin, GA 30511
706-778-6341 ~ Cityofbaldwin.org

Council Action Form

Meeting Date: 3/5/24

Submitted By: Scott Brenhert

Agenda Item: #1 INSTALLATION OF POWER IN DOWNTOWN CITY PARK

Classification (City Attorney must approve all ordinances, resolutions, and contracts):

- Ordinance (No.____) Contract Information Only Public Hearing
 Resolution (No.____) Ceremonial Discussion/Action Other

Background (Includes description, background, and justification)

Completion of DOWNTOWN PARK PROJECT - RUNNING ELECTRIC FOR OUTLETS

Budgeting & Financial Impact (Included project costs and funding sources)

SPLOST VI Parks 100-6200-522206-00

Capital Asset Cost \$31,800.- Useful Life 10 Years - 20 Years

Staff Recommendation (Include possible options for consideration)

Approve & INSTALL Per Request.

Department Head Approval [Signature] Date 3/5/24

City Attorney Approval [Signature] Date _____

CAO Approval [Signature] Date 3/5/24

Council Denial _____
Council Tabled Until _____
Council Approval _____

CITY OF BALDWIN

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

February 29, 2024

Emily Woodmaster
City of Baldwin CAO

RE: Downtown Park Electric Service

Emily,

These are the companies that were contacted to submit bids on running a new electrical service at Downtown Park as well as the bids.

- | | |
|--------------------|-----------------|
| 1. Midway Electric | No Bid Received |
| 2. MPE | \$ 31,800.00 |
| 3. A&A Electric | No Bid Received |

Please let me know if you have any questions.

Regards,



Scott Barnhart

Public Works Director



Human Resources Department

City of Baldwin

P. O. Box 247

186 Hwy 441 Bypass, Baldwin, GA 30511

Policy Waiver

This is to acknowledge that one employee, John Wall, will be hired on a full-time basis in the Fire Department. The employee in question is the son of Firefighter Griggs Wall and is therefore subject to the following nepotism policy:

7. NEPOTISM

7.1 EMPLOYEES

Relatives of employees may be employed within the Baldwin City Government. However, relatives of employees cannot be employed within the same department or within a department providing services, supervision or control city-wide, including Human Resource Office, City Clerk's Office, Accounts Payable Office, and Finance Department.

7.2 DEFINITION OF A RELATIVE

Relative shall be defined as immediate family and family related by, as close as first cousins and including father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, parents, grandchild, stepmother, stepfather, stepson, stepdaughter, stepsister, stepbrother, or other relative living in the household.

NOTE: The City Council shall have the right to waive the provisions of the nepotism section in situations involving rare and critical skills.

As stated above, the City Council has the right to waive the nepotism provision in situations involving critical skills. This employee has achieved the following NPQ Certifications:

- Firefighter 1
- Firefighter 2
- Hazmat Awareness & Operations
- Crash Victim Extractions
- Interior Search & Rescue
- Structural Fire Control
- Apparatus Operator
- Pressurized Container
- Flammable Liquids

City Council has chosen to allow John Wall to be employed on a full-time basis with the City of Baldwin's Fire Department.

Mayor Stephanie Almagno

Council Member Erik Keith

Council Member Joseph Satterfield

Council Member Kerri Davis

Council Member Maarten Venter

Council Member Alice Venter

Date Approved

memo

To: All City Staff
From: Mayor and Council
Effective **March 12th, 2024**
Date:

Policy Manual Section I: Standards of Conduct

7. Nepotism

As Written:

“7.1 Employees

Relatives of employees may be employed within the Baldwin City Government. However, relatives of employees cannot be employed within the same department or within a department providing services, supervision or control city-wide, including Human Resource Office, City Clerk’s Office, Accounts Payable Office, and Finance Department.

7.2 Definition of a Relative

Relative shall be defined as immediate family and family related by marriage, as close as first cousins and including father-in-law, mother-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, grandparent, parents, grandchild, stepmother, stepfather, stepson, stepdaughter, stepsister, stepbrother or other relative living in the household.

NOTE: The City Council shall have the right to waive the provisions of the nepotism section in situations involving rare and critical skills.”

To be Changed:

“7.1 Employees

Relatives of employees may be employed within the Baldwin City Government. However, relatives of employees cannot be employed within a department providing services, supervision, or control city-wide, including Human Resource Office, City Clerk’s Office, Accounts Payable Office, and Finance Department. Additionally, relatives of employees cannot be employed within the same department with the exception of the non-civilian employee classified departments (fire, police, and water treatment).

Approved 3/11/2024

Those non-civilian employees with relatives working within the same department require formal chain-of-command procedure documented and approved by the Department Head and CEO.

...

NOTE: The City Council shall have the right to waive the provisions of the nepotism section in situations involving rare and critical skills ”
