

FIRST READING March 28th, 2022

PUBLISHED March 11th, 2022

ZONING HEARING March 28th, 2022

PASSED April 11th, 2022

AN ORDINANCE NO. 2022-0397Z

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BALDWIN, GEORGIA, BY ZONING ALL THOSE TRACTS OR PARCELS OF LAND OWNED ASPIRE LEARNING, LLC., AND BEING 5.52 ACRES, MORE OR LESS, BEING TAX MAP PARCEL 052 009 AND LYING AND BEING IN LAND LOT 166 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, AT THE TIME OF ANNEXATION HIGHWAY BUSINESS (HB) [AND CURRENTLY ZONED PRIOR TO ANNEXATION AS HIGH INTENSITY (HI), 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 to be annexed into the City of Baldwin shall be zoned and so designated on the zoning map of the City of Baldwin as Highway Business District (HB) for Parcel 052 009 and being approximately 5.52 acres and without conditions:

Conditions: None.

Legal Description:

All that tract or parcel of land being approximately 5.52 acres, being Tax Map Parcel 052 009, and lying and being in Land Lots 166 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All ordinances and parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict.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 effect 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 later of:

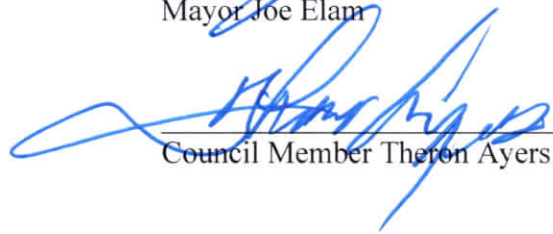
(A) The date the zoning classification is approved by the City of Baldwin, by and through its City Council; or

(B) The date that the annexation of the subject property becomes effective pursuant to Georgia law.

SO ORDAINED this 11th day of April 2022.


BALDWIN CITY COUNCIL

By: _____
Mayor Joe Elam

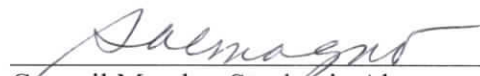


Council Member Theron Ayers

Council Member Larry Lewallen



Council Member Alice Venter




Council Member Stephanie Almagno



Council Member Maarten Venter

Attest:



Emily Woodmaster
City Clerk, CAO

