



RACEWAY PROJECT # 0000

US HWY. 441 @ MERIWETHER ROAD

PARCEL I.D. 055 135 A

10.00 ACRES

BALDWIN COUNTY, GA

PREPARED BY:

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CARTER HARKLEROD GROUP
1608 TREE LANE
SUITE A-100
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770-982-1996

DATE:

08/01/2023

UPDATED:

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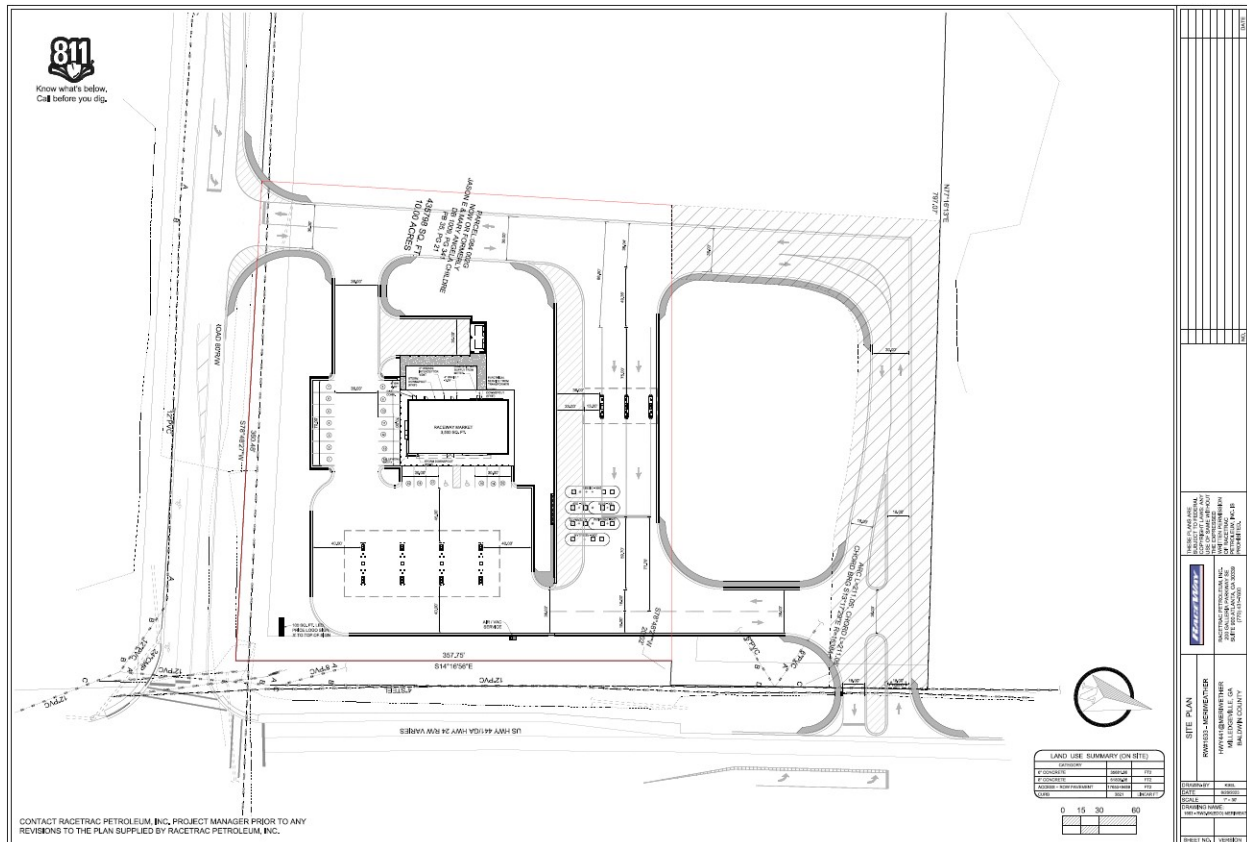
EXECUTIVE SUMMARY

(DESCRIBE ALL CRITICAL ISSUES AND A PROJECT SUMMARY)

THE SUBJECT SITE IS LOCATED AT THE NORTHWEST CORNER OF US HIGHWAY 441 AND MERIWETHER ROAD IN BALDWIN COUNTY, GA. THE EXISTING TRACT OF LAND, SHOWN AS TAX PARCEL ID 055 135 A, IS 10.00 ACRES. A PLAT WILL BE REQUIRED TO SUBDIVIDE THE NEW TRACT. THE PLAT WILL NEED TO BE REVIEWED, APPROVED AND RECORDED PRIOR TO CIVIL PLAN SUBMITTAL.

THE SITE IS CURRENTLY WOODED AND SLOPES FROM THE WEST TO THE EAST.

THIS REPORT IS PREPARED FOR THE PRELIMINARY SITE PLAN BELOW



ITEMS THROUGHOUT THE REPORT SHOWN IN BOLD FONT ARE JURISDICTIONAL CODE SECTIONS.

CONSULTANT'S RESOURCE CHECKLIST

RT PROJECT MANAGER IS TO PROVIDE THE ENGINEER THE FOLLOWING ITEMS WHEN NEEDED

PROVIDED TO CONSULTANT BY RACETRAC	
1.	PROJECTMATES LOGIN & SET-UP/ORIENTATION
2.	RT RFP WITH DETAILED SCOPE
3.	RT APPROVED PURCHASE ORDER WITH TERMS AND CONDITIONS
4.	RT ANYTOWN TEMPLATE INCLUDING STANDARD DETAIL SHEETS
5.	RT GATE REVIEW TEMPLATE
6.	DESIGN RELATED ITEMS FROM THE REAL ESTATE CONTRACT
7.	RT OBLIGATIONS FOR ON-SITE EASEMENTS BENEFITING SELLER OR ANY PUBLIC OR PRIVATE THIRD PARTY?
8.	RT REQUIREMENTS FOR OFF-SITE EASEMENTS, IF ANY
9.	APPLICABLE ZONING PLANS & CONDITIONS
10.	COVENANTS, CODES, & RESTRICTIONS/ASSOCIATION DOCS
11.	AS-BUILT INFORMATION AVAILABLE THROUGH THE SELLER
12.	RT CIVIL REVIEW CHECKLIST
13.	RT PLATS, ALTA, DOT, WETLANDS, TOPOGRAPHIC, TREE SURVEYS
14.	RT SCHEDULE BASED ON REAL ESTATE CONTRACT DATES
15.	RT GEOTECHNICAL REPORT FOR USE, REVIEW & COMMENT?
16.	JURISDICTIONAL WATERS AND ENDANGERED SPECIES REPORT FOR USE, REVIEW & COMMENT, IF APPLICABLE?
17.	RT TRAFFIC STUDY, IF APPLICABLE?
18.	RT APPROVED SITE PLAN FOR USE, REVIEW & COMMENT
19.	RT APPROVED GRADING PLAN FOR USE, REVIEW & COMMENT
20.	RT APPROVED LANDSCAPE PLAN FOR USE, REVIEW & COMMENT
21.	RT STANDARD SIGN PACKAGE
22.	RT TANK DETAIL SHEETS FOR USE, REVIEW & COMMENT
23.	RT BUILDING ELEVATIONS FOR FRONT, SIDE & REAR
24.	RT BUILDING FLOOR PLAN IN PDF AND CAD FORMAT
25.	RT BUILDING PLUMBING PLANS IN PDF AND CAD FORMAT
26.	RT BUILDING ELECTRICAL PLANS IN PDF AND CAD FORMAT
27.	RT SITE & CANOPY PHOTOMETRIC PLANS
28.	KNOWN ENVIRONMENTAL CONSTRAINTS, IF ANY

PERMITTING AGENCY/UTILITY CONTACTS

DEPT/UTILITY	COMPANY INFORMATION	CONTACT NAME	ADDRESS	PHONE	EMAIL
PLANNING DEPARTMENT	BALDWIN COUNTY PUBLIC WORKS	BRIAN WOOD	1601 N. COLUMBIA ST, MILLEDGEVILLE, GA	(478) 445-4791	BWOOD@BALDWINCOUNTYGA.COM
ZONING					
FIRE DEPARTMENT	BALDWIN COUNTY FIRE AND RESCUE	VICTOR YOUNG	312 ALLEN MEMORIAL DR MILLEDGEVILLE, GA	(478) 445-4421	VYOUNG@BALDWINCOUNTYGA.COM
PLATTING					
BUILDING					
ENGINEERING	BALDWIN COUNTY PUBLIC WORKS	BRIAN WOOD	1601 N. COLUMBIA ST, MILLEDGEVILLE, GA	(478) 445-4791	BWOOD@BALDWINCOUNTYGA.COM
STORM WATER					
TRAFFIC	GDOT	JOEY SHURLING		(478) 552-4625	JSHURLING@DOT.GA.GOV
WATER	BALDWIN COUNTY WATER & SEWER	JASON KIDD	1601 N. COLUMBIA ST, MILLEDGEVILLE, GA	(478) 445-4237	JKIDD@BALDWINCOUNTYGA.COM
SANITARY SEWER	BALDWIN COUNTY WATER & SEWER	JASON KIDD	1601 N. COLUMBIA ST, MILLEDGEVILLE, GA	(478) 445-4237	JKIDD@BALDWINCOUNTYGA.COM
GAS	ATLANTA GAS LIGHT	MARK DOOLY		(404) 391-7561	MDOOLY@SOUTHERNCO.COM
ELECTRIC					
TELEPHONE					
CABLE					
DEPT OF AG	GEORGIA DEPARTMENT OF AGRICULTURE	GEORGIA DEPARTMENT OF AGRICULTURE	CAPITOL SQUARE ROOM 312 ATLANTA, GA 30334	404-656-3627	CHRIS.PEASLEY@AGR.GEORGIA.GOV
STATE FIRE MARSHAL	GEORGIA STATE FIRE MARSHAL GEORGIA SAFETY FIRE COMMISSIONER	JASON PRITCHETT	620 WEST TOWER, FLOYD BLDG. 2 MARTIN LUTHER KING, JR. DRIVE ATLANTA, GA 30334	404-357-4340	JPRITCHETT@SFM.GA.GOV

PROJECT SCHEDULE

BELOW IS SCREENSHOT OF THE SCHEDULE TEMPLATE AVAILABLE IN PROJECTMATES PROJECT FOLDER

#	WBS	Description	Duration	Start	Finish	%Complete	Pred.	
1		Contract Dates	205d	01-Sep-2011	13-Jun-2012	100%		
13		Land Under Contract ♦	1d	01-Sep-2011	01-Sep-2011	0%	2	
14		Real Estate Kick-Off Mtg	1w	02-Sep-2011	08-Sep-2011	0%	13	
15		Survey Received	3w	02-Sep-2011	22-Sep-2011	0%	13	
16		Title Received	1d	31-Oct-2011	31-Oct-2011	0%	3	
17		Entitlements Final ♦	3d	03-Jan-2012	05-Jan-2012	0%		
22		Site Plan ♦	1d	01-Feb-2012	01-Feb-2012	0%		
23		Grading Plan ♦	1d	20-Feb-2012	20-Feb-2012	0%		
24		1st Civil Submittal	3w	21-Feb-2012	12-Mar-2012	0%	23	
25		Landscape Plan	1d	06-Mar-2012	06-Mar-2012	0%	24	
26		Plan Order Review	1w	29-Feb-2012	06-Mar-2012	0%	27	
27		Building Plan Ordered	3w	06-Mar-2012	26-Mar-2012	0%	24	
28		All Permits in Hand ♦	1d	13-Mar-2012	13-Mar-2012	0%		
32		Civil Review	1w	13-Mar-2012	19-Mar-2012	0%	24	
33		Title/Survey Objection Letter	1w	26-Mar-2012	30-Mar-2012	0%	34	
34		Feasibility Expires ♦	1d	30-Mar-2012	30-Mar-2012	0%	11	
35		[unclear] ♦	1d	02-Jan-2012	02-Jan-2012	0%	10	

ENTITLEMENTS

REVIEWS & SCHEDULES

PERMIT/AGENCY DESCRIPTION	REVIEW TIME (WEEKS)	DESCRIBE SUBMITTAL SEQUENCE AS IT RELATES TO THE PROJECT SCHEDULE (INCLUDE ALL PREREQ'S AND CONCURRENCIES)
SPECIAL / CONDITIONAL USE		
REZONING/LAND USE AMENDMENTS		
PLATTING/SUBDIVISION		
COMPLETENESS REVIEW (SFL)	2	Plat must be reviewed, approved and recorded prior to civil plan submittal
R/W AND EASEMENT – DEDICATION/VACATION		
SITE PLAN		
	2	
SITE DEVELOPMENT PERMITS		
	2	
ALCOHOL APPROVALS/PERMITS		
BUILDING / CANOPY / UST PERMITS		
	2	
TRANSPORTATION APPROVALS/PERMITS		
	16	
JURISDICTIONAL WATERS & FLOODPLAIN		
STORMWATER & EROSION CONTROL		
	2	
SIGN PERMITS		
	2	
FENCE & WALL PERMITS		
UTILITY PERMITS		
ENVIRONMENTAL HEALTH PERMITS		
VEGETATION & CLEARING PERMITS		
BONDS & ASSURANCES		
EXISTING PERMITS BONDS & ASSURANCES		
MISCELLANEOUS APPROVALS & PERMITS		
SITE LIGHTING APPROVAL/PERMIT		

Total Review Time: _____16_____ Weeks

MASTER DEVELOPMENT N/A

1. Is the RaceTrac/RaceWay site part of a master development? NO
2. Provide references for documents that control the master development. (ECR/CCR/TITLE) N/A
3. What infrastructure is intended to be shared in the proposed master plan, i.e. Storm water ponds, lift stations, utility lines, ingress/egress, parking, signage, amenities, etc.? N/A
4. LIST ANY CRITICAL ISSUES THAT COULD AFFECT THE SITE PLAN DESIGN. N/A

FUTURE LAND USE, ZONING, & SPECIAL USE

1. What existing zoning or special use ordinances, amendments, designations, and/or conditions apply to the contract property today? The property is regulated by the Thomas County Code of Ordinances found on Municode: **Baldwin County does not currently have zoning.**
2. What is the current zoning of the property? Is the Racetrac prototype design, 24-hour convenience store permitted with fuel and alcohol sales? **Baldwin County does not currently have zoning.**
3. If not, what zoning, special use permits, and conditions will be required for the proposed 24-hour convenience store with fuel and alcohol sales? **N/A because Baldwin County does not currently have zoning.**
4. Describe the rezoning and special use permit process and schedule. **N/A because Baldwin County does not currently have zoning.**
5. Attach the rezoning, special use, and variance filing schedules for twelve months. **N/A because Baldwin County does not currently have zoning.**
6. Will a land use amendment be required as part of the rezoning? **N/A because Baldwin County does not currently have zoning.**
7. What governing body/board reviews and approves the rezoning or special use permit? **N/A because Baldwin County does not currently have zoning.**
8. What overlay districts apply to the property? **None**
9. What is the adjacent zoning and current use of surrounding property? **N/A because Baldwin County does not currently have zoning.**
10. What are the Special Requirements Due to Adjacent Zoning: **N/A because Baldwin County does not currently have zoning.**

VARIANCES & EXCEPTIONS

1. Describe the variance application process. County Can variances be included with any rezoning, cond. use, etc? **Variance application shall be submitted along with fees and the Board of Commissioners shall review.**
2. Attach the variance application schedule with submittal deadlines and hearing dates for the next 12 months. **To be determined.**

3. IS A VARIANCE REQUIRED FOR 24 HOUR OPERATION? **No, 24-hr alcoholic beverage sales are permitted.**
4. Can construction plans be submitted concurrently? **Yes.**
5. List any anticipated variances from the provided preliminary site plan and sign package. **To be determined**

PLATTING, SUBDIVISION, & ADDRESSING

1. What subdivision plats, lot split, or lot combination is required to improve the contract property to allow the proposed use? **None required at this time.**
2. Describe the platting/subdivision/combination process, including all required administrative or public hearings. Plat is submitted, reviewed and approved administratively What are the timelines for approval? **Allow 6 weeks from submittal to recordation.**
3. What exemptions apply to the property as a result of it being a platted lot (s) of record? **None.**
4. What are the submittal deadlines, public hearing dates for platting the property? **None.**
5. Attach the hearing/submittal schedule for the next 12 months. **To be determined.**
6. Under what conditions can platting run concurrent with other plan reviews? **All.**
7. What is the name of the agency/board/commission that will approve/deny the plat? **County Board of Commissioners.**

SITE FEATURES & NEIGHBORHOOD CONTEXT

1. Attach a color, aerial map of the site. See end of report
2. Attach photos of the site and the adjacent rights of way. See end of report
3. Has the site been cleared, cut or filled? Describe. Wooded
4. Are previously prepared geotech studies, compaction reports, or soil density tests available for proposed site? N/A If so, include copies.
5. What easements exist on or adjacent to the contract property?
6. Does the F.I.R.M. panel map indicate the presence of a floodplain on-site? No Attach the map.
7. Does the U.S.G.S. quadrangle map indicate a blue line stream on the contract property? No Attach the map. See end of report
8. Do the US wetland inventory maps indicate the presence of a wetland on-site? No Attach the map. See end of report
9. What known roads, utilities, or structures exist on the site? City 15 ft. utility easement along Old Albany Road
10. What schools, churches, and/or other organizations are in the surrounding area that could affect development? (Supply applicable code section) What's the distance requirement and how is it measured?

DEVELOPMENT FEES

1. What impact fees will be applicable to this project? **None**
2. How are the impact fees calculated? **N/A**
3. What impact fee moratoriums are existing or proposed? What are the qualifying conditions of the moratorium? N/A Provide effective dates for fee moratoriums.
4. Complete the table with all impact fees associated with this project.

PERMIT & IMPACT FEE TABLE		
DESCRIPTION	AMOUNT	EXPLANATION/ASSUMPTIONS
LAND DISTURBANCE	\$400.00	\$40.00/ACRE
REZONING APPLICATION	\$0.00	
SPECIAL USE APPLICATION FEES	\$0.00	
VAR./WAIVER/DEVIATION APP FEES	\$0.00	
PLATTING FEES	\$0.00	
PLAN REVIEW FEES	\$0.00	
SITE CLEARING PERMIT/DEMO PERMIT	\$0.00	
BUILDING PERMIT CANOPY	\$0.00	
SAN. SEWER CAPACITY FEE	\$0.00	
SAN. SEWER TAP FEE	\$0.00	
DOMESTIC WATER CAPACITY/IMPACT FEE	\$0.00	
DOMESTIC WATER METER FEE	\$3000.00	2" METER
IRRIGATION WATER CAPACITY/IMPACT FEE	\$0.00	
IRRIGATION WATER METER FEE	\$0.00	
FIRE PROTECTION TAP FEE	\$0.00	
STORM WATER MGMT FEES	\$0.00	
PRE-CONSTRUCTION MEETING FEES	\$0.00	
TRANSPORTATION IMPACT FEES	\$0.00	
SCHOOL IMPACT FEES	\$0.00	
STORMWATER IMPACT FEES	\$0.00	
OTHER FEES (DESCRIBE)	\$0.00	

5. What economic incentives (ie: tax credits, impact fee credits, tax incentives, ect) are available for new development? **N/A**
6. Which agency / department are the above incentives coordinated through? N/A Please provide contact information for the agency / department handling the economic incentives for future discussion.

SITE DESIGN

SETBACK TABLE	
BUILDING SETBACKS	
FRONT	35 FT.
REAR	15 FT.
SIDE (CORNER)	15 FT.
SIDE (INTERIOR)	15 FT.
CANOPY SETBACKS	
FRONT	35 FT.
REAR	15 FT.
SIDE (CORNER)	15 FT.
SIDE (INTERIOR)	15 FT.
DUMPSTER SETBACKS NOT REGULATED	
FRONT	NOT SPECIFIED
REAR	NOT SPECIFIED
SIDE (CORNER)	NOT SPECIFIED
SIDE (INTERIOR)	NOT SPECIFIED
TANK SETBACKS NOT REGULATED	
FRONT	NOT SPECIFIED
REAR	NOT SPECIFIED
SIDE (CORNER)	NOT SPECIFIED
SIDE (INTERIOR)	NOT SPECIFIED
CURB/PARKING SETBACKS	
FRONT	NOT SPECIFIED
REAR	NOT SPECIFIED
SIDE (CORNER)	NOT SPECIFIED
SIDE (INTERIOR)	NOT SPECIFIED
SIGN SETBACKS	
FRONT	35 FT.
REAR	15 FT.
SIDE (CORNER)	15 FT.
SIDE (INTERIOR)	15 FT.
WALL SETBACKS NOT REGULATED	
FRONT	
REAR	
SIDE (CORNER)	
SIDE (INTERIOR)	

SITE PLAN REQUIREMENTS

1. What existing and proposed off-site conditions impact RaceTrac's proposed design regarding visibility, access, parking, grading, easements, schedule, operations, etc.? **To be determined**
2. How are building setbacks measured? **From the property line**
3. Are there any zoning buffers relative to adjacent properties? N/A If so, explain.

4. How are the canopy setbacks measured? **From the property line**
5. What is the minimum parking setback from the property line? **Not specified.**
6. RaceTrac requires the price sign to be clearly visible from the R/W. To be determined What site plan adjustments should be made now to ensure the sign will be visible? **To be determined**
7. Ice and propane display (outdoor merchandising) restrictions **Not regulated**
8. Air/vacuum stand restrictions? **Not regulated**

ON-SITE PARKING

PARKING REQUIREMENTS	
MAX NUMBER OF STALLS	
MINIMUM # OF STALLS	
MIN. DRIVE AISLE WIDTH	
MAX DRIVE AISLE WIDTH	
MIN. STALL DIMS	
MIN # OF HANDICAP STALLS	
MAX # OF STALLS IN A ROW	
MIN LOADING ZONE DIMS (AS REQ'D)	

1. Consultant to complete parking requirements table above. What codes are applicable?
2. How are fueling positions accounted for in the on-site parking requirements? **Not regulated**
3. What length (in feet) of a parked vehicle can overhang into the landscaped areas? **Not regulated**
4. Are terminal landscape islands required at the end of each parking row? **Not specified.** If so, what size?
5. What loading/delivery zones are required? As shown below Where does it have to be located onsite? We will need to determine where on the site to show this rectangle box and indicate paint will be required on the pavement prior to CO

1. What are the required parking setbacks?- **Baldwin county parking requirements are in 16-51 Design standards:**

Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended.

Note: Accessibility parking will follow 2010 ADA standards.

SIDEWALKS, BIKE PATHS, BUS STOPS

1. Describe the location, condition, and ownership of any existing sidewalks, ramps, crosswalks, bike paths, and bus stops/shelters that are located within the subject property or adjacent R/W. **None**
2. What are the requirements for sidewalks and/or hike/bike trails to be installed in the R/W as part of the development? **Not required** If so, is a bond required?

3. Does the jurisdiction require a sidewalk to connect the store with the sidewalk located in the R/W? **Not required by the County**
4. What are the bicycle parking or bike rack requirements for the proposed RaceTrac? **Not required**

LANDSCAPING REQUIREMENTS

1. What landscape and tree protection ordinances govern the proposed project? (Provide code reference and copy of code in the Attachments #)
2. Describe any tree spacing requirements within the parking lot and along any frontages.
3. Is the Site Heavily wooded/vegetated? **No.**
 - What tree survey information is recommended or required for the arborist or surveyor to document the type, size, condition, and life expectancy of the existing on-site trees?
 - If the site is heavily vegetated, will the jurisdiction allow for the “value” of the trees on-site to be determined through “tree sampling areas” indicative of the overall site?
 - How and when are any existing on-site trees officially assessed and by whom?
4. What recompense is required for the removal of existing on-site specimen, champion, heritage, or historical trees? Provide example recompense and/or replacement calculations based on the removal of an average-sized specimen tree, i.e. 30” oak. Not regulated
5. What alternatives exist for mitigating tree removal and required landscaping, i.e. tree fund, tree bank, off-site tree planting, etc? **Not regulated**
6. Will the jurisdiction require the planting of street trees? **No.**
7. What (if any) are the requirements for landscaping located adjacent to the building? **None**
8. Provide as an attachment a list of approved planting materials within the jurisdiction. **N/A**

<u>LANDSCAPE TABLE</u>	
OPEN SPACE %	
MIN. SF OF PARKING SPACE ISLANDS	
TREE SPACING IN FRONTAGE	
% IMPERVIOUS ALLOWED	
WIDTH OF LANDSCAPE STRIP	
CAN SIGNS/WALLS BE IN LANDSCAPE STRIP	
# OF PARKS BEFORE AN ISLAND	
PLANTED LANDSCAPE STRIP	
FRONT	
REAR	
SIDE (CORNER)	
SIDE (INTERIOR)	
BLDG PERIMETER MIN. SF	

IRRIGATION

1. If irrigation in the R/W was needed, what would be the process of getting this permitted? N/A
2. Can irrigation wells be used to irrigate the site? Yes
3. Can potable water be used for irrigation? Yes
4. What re-use or grey water infrastructure serves the area/site? N/A
5. RaceTrac prefers a separate water meter for irrigation. What is required? Purchase a separate irrigation meter
6. Is a rain sensor required? N/A

SOLID WASTE DISPOSAL & DUMPSTER ENCLOSURE

1. What are the dumpster screening requirements? **None specified.**
2. List and describe the architectural requirements for the dumpster, including size requirements. **None specified.**
3. Can the dumpster enclosure doors be oriented to face a public right-of-way or residential use? **Not specified.** If not, what are the location and orientation requirements?
4. Can parking spaces be striped in front of the dumpster enclosure? **Not specified.**
5. Dumpster pad connection to sanitary sewer requirements: **Not specified.**
6. Grease trap connection required? **Not specified.**
7. Roof over dumpster pad requirements: **Not specified.**

Sec. 46-36. - Private litter control.

4. (a)

Every owner, occupant, tenant and lessee using or occupying any commercial, institutional, or industrial building or property shall be obliged, jointly and severally, to provide litter containers of the character, size, number and type as may be required to hold litter generated by operations of the premises. Specifically, and without limiting the generality of the foregoing, the requirements for those containers shall apply to shopping centers, supermarkets, convenience stores, fast food restaurants, service stations and similar establishments; and shall likewise apply to commercial establishments, garages, schools, colleges and churches or property thereof.

5. (b)

Every owner and every operator of a private or commercial parking lot shall provide litter containers of adequate size, character and number as specified by the board of commissioners, or its designee, to contain the litter generated by the operations of that parking lot.

6. (c)

Property owners and prime contractors in charge of a construction site shall be jointly and severally required to furnish litter containers for discarded building materials and other construction litter. All litter from construction and related activities shall be containerized and shall be picked up and placed in containers at the end of each workday.

7. (d)

The owner, occupant, and lessee of all property, jointly and severally, are required to remove all litter and place the same in proper containers, and vacant lots, borders, parking lots, embankments, fencing, walls and sidewalks shall be kept free of litter by those persons. Parking lots, shopping centers, convenience stores, drive-in restaurants and all other commercial and industrial enterprises shall see to it that their respective properties are kept litter free.

SIGNAGE & VISIBILITY

1. What sign ordinances govern the proposed project? Provide a copy of relevant code sections in the Attachments.
2. What kind of price sign is permitted? (Pole/monument) **Not specified.**
3. Describe all minimum sign setbacks and the point from which they are measured? **See below.**
4. Are LED price signs allowed? **Not specified.** Where can they be located? Ground sign i.e. building, canopy, etc. What are the size requirements for changeable copy area?
5. Describe Canopy sign requirements. Are the standard canopy signs allowed? **To be determined See attached Sign Package.**
6. Can the canopy fascia be red with a white stripe? **N/A** Does the stripe count as signage?
7. Can an LED stripe be installed around the base of the canopy fascia? **N/A**
8. Can non-illuminated decals be applied to the canopy fascia, i.e. RaceWay logo, stripes? **Yes**
9. Does the provided building sign package meet code? To be determined
 - Are window graphics allowed? If yes, are they included in sign area calculations? **N/A**
 - Are awning graphics allowed? If so, are they included? **N/A**
 - Are marketing cases allowed? How are they counted towards sign calculations? **N/A**
 - What is the maximum SF/# of building signs allowed? One per wall How are they calculated? 20% of wall area

10. What sign variances should be applied for with RaceTrac standard sign package provided?

BELOW RESPONSE IS FROM BALDWIN COUNTY PERMIT SPECIALIST.

5. What are the sign setback and construction requirements? – Signage on Meriwether road: 35' off of ROW and fees based on valuation of signage. Signs on 441 will require DOT approval.

SITE LIGHTING N/A

1. Provide a copy of the code in the Attachments N/A
2. Are there any overlay district lighting requirements? N/A
3. What is the maximum height of the light pole including the 3' concrete base? N/A
4. Does the photometric plan need to include lighting from existing, off-site fixtures? N/A

BUILDING & CANOPY

STRUCTURE	MINIMUM	MAXIMUM
S.F. OF 24-HOUR CONVENIENCE STORE		
BUILDING HEIGHT		
TOTAL CANOPY HEIGHT		
CANOPY CLEARANCE FROM FINISH GRADE		
BUILDING FLOOR AREA RATIO		
FINISHED FLOOR ELEVATION FOR BUILDING		

1. What architectural standards, if any, govern the project, i.e. municipal design guidelines, CCR's, declarations, deed restrictions, overlay districts, historic districts, activity corridors, etc.? Not regulated
2. Are there any specific design, color or material requirements or prohibitions? Not regulated
3. Is a red, flat canopy roof with a white stripe allowed? Not regulated If no, what are the alternates? Describe.
4. Are the canopy columns required to be clad? Not regulated
5. What approvals are required to pull a building permit? Plat and civil plan approval Include all types and durations [(i.e.) canopy, fire Marshall (state and local), signage, health, dept of Ag.]
6. How are building permit fees calculated and how does the number of fuel pumps affect this, if at all? N/A
7. What are the current building codes?

Current Mandatory Codes as Adopted by DCA:

- International Building Code, 2018 Edition, with Georgia Amendments (2020), (2022)
- International Residential Code, 2018 Edition, with Georgia Amendments (2020)

- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#))

8. Demolition Permit required? N/A

FIRE MARSHAL

1. Per IBC, RaceTrac's building is a type V-B, Are sprinklers or fire alarms required? **No**. Include the code section that regulates this requirement.
2. If sprinkler system required, can a modified 13R system be used? **N/A**
3. What is the maximum distance from a fire hydrant to the building and how is that distance measured? **500 ft. as the hose lays from the fire truck to the most remote portion of the store.**
4. What are the requirements regarding the location of fire dept. connections? **N/A**
5. What are the requirements regarding the location of the fire riser? **N/A**
6. What is the required fire lane width? **N/A**
7. What is the minimum fire apparatus turning radius? **N/A**
8. Are dedicated fire lanes required? **No**. If yes, describe the requirements.

HEALTH DEPARTMENT

1. What local, regional, or state health permits are required for the approval of the project?
Georgia Dept. of Agriculture

What departments and agencies will review the plans and in what order and what is required for submittal? **Georgia Dept. of Agriculture, concurrent.** What is the timeline for approval? **2 weeks**
2. Does equipment have to be approved? **No**
3. RaceTrac requires a 750 gallon grease trap. RaceWays require a 750 gallon grease trap. Are these sizes acceptable to the jurisdiction? **Yes**. If not, explain.
4. What food safety permits/approvals are required? **None**. If so, what is required for the submittal? How long will it take to get approval?

TRAFFIC ENGINEERING (STATE, LOCAL, FEDERAL)

ROAD NAME	JURISDICTION	ROAD CLASS	CONSTRUCTION	R/W WIDTH	SPEED LIMIT
MERIWETHER RD	PRIVATE	ARTERIAL	ASPHALT-C & G	80'	45 MPH
US 441	FED/STATE	ARTERIAL	ASPHALT-C & G	R/W VARIES	55 MPH

1. What local and state permits are required for driveway encroachment/access, utility work, and drainage connections in the R/W? **GDOT Permit**
2. Do any of the proposed driveway locations encroach into any limited access areas? **No.**
3. What transportation capacity availabilities affect the project? **N/A**
4. What future road projects are proposed by the state or local dot? **None found on GDOT website.**
Describe any off-site road improvements that are planned, funded, under construction.
5. Are traffic studies required to demonstrate that certain roadway improvements are not necessary, or to substantiate the need for additional access, decel lanes, etc.? **To be determined** Explain.
6. Describe the minimum required driveway spacing for the contract property relative to adjacent driveways, opposing driveways, median openings, and traffic signals?

MERIWETHER RD speed limit is 45 MPH, drive spacing is 230 FT.

US 441 speed limit is 55 MPH, drive spacing is 350 FT.

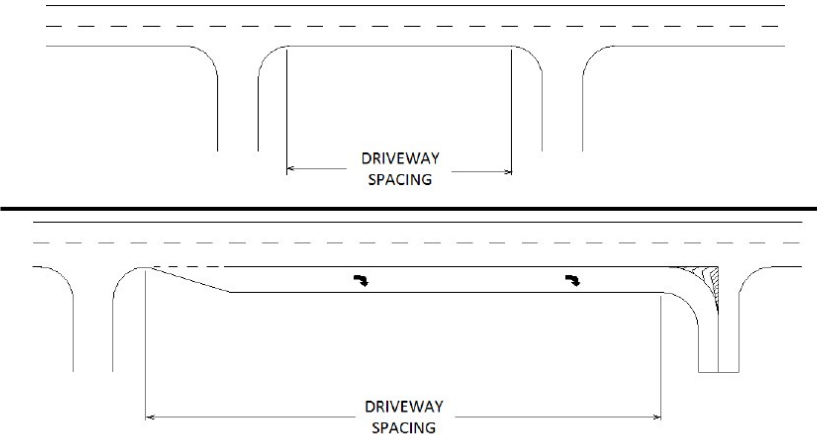
		
POSTED SPEED, MPH	MINIMUM DRIVEWAY SPACING WITHOUT RIGHT TURN LANE, FT.	MINIMUM DRIVEWAY SPACING WITH RIGHT TURN LANE, FT.
25	125	125
30	125	125
35	150	150
40	185	185
45	230	230
50	275	275
55	350	350
60	450	450
65	550	550

Table 3-1 Spacing Criteria for Driveways, Public Roads and Side Streets

7. Is there an existing or proposed traffic signal adjacent to the site? **Existing signal at the intersection**
8. If yes, are modifications to the traffic signal anticipated? **None** Describe.
9. What is the median break separation required? **To be determined.**

UTILITIES

SANITARY SEWER SERVICE SEE THE CITY UTILITY AVAILABILITY LETTER AT THE END OF REPORT

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What sanitary sewer service is available to the site? **Baldwin County Sewer Services available.**
2. What utility capacity availabilities affect the project? **N/A**
3. Who owns the sewer line and what agencies are required to approve the plans? **Baldwin County.**
4. What is the type (gravity or force main), size, of the service? Force main Attach sewer as-builts of line, if available. **To be determined.**
5. Is an offsite sanitary sewer extension required? **No**
6. Is a lift station and force main required? **No**
7. Who will own and maintain the lift station? **N/A.** RaceWay Explain.
8. When are capacity fees due and what agreements are required? **Prior to connection.**
9. What is the sewer tap fee (include in development fee schedule)? **To be determined.**
10. If sewer is not available, describe any septic requirements including setbacks, approved systems, percolation tests, maintenance obligations, etc. **N/A**
11. What are the Sewer easement requirements? **To be determined.**

WATER SERVICE SEE CITY UTILITY AVAILABILITY LETTER AT THE END OF REPORT

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What water service is available for the project? **Yes, see number 12 in the attachments**
2. Describe the ownership, location, and size, of the service lines on-site and in R/W. **Tarrant City Public Works, see number 12 in the attachments**
3. What off-site water main extensions are required, if any? **None.**
4. When are the capacity fees due and what agreements are required? **To be determined.**
5. Is there a tap/connection fee? **No. there is already an existing connection.**
6. What are the meter fees? **N/A, there is already an existing meter.**
7. What is the time frame for review and approval? **N/A**
8. If water service is not available, describe any well requirements including setbacks, approved systems, maintenance obligations, etc. **N/A, water service is available.**

9. If the building is required to be sprinkled, a fire flow test is required from the nearest hydrant. Provide the flow test results in the Attachments. **N/A because building has already been permitted/constructed.**
10. What are the water easement requirements? **N/A**

STORM WATER MANAGEMENT

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. What is the minimum finished floor elevation? **N/A** What is it based upon?
2. Is the site in a flood plain based on existing FEMA flood maps or approved flood studies? **No** If yes, provide flood year, flood zone and panel number for flood insurance rate map. What is the flood elevation?
3. What master or regional storm water management systems serve the project? **To be determined.**
4. Describe any storm water detention requirements for the site. **To be determined.**
5. What are the requirements for stormwater quality (pollution control)? List any proprietary device required. **To be determined.**
6. Anticipated duration from submittal to permit? **To be determined.**
7. Are impact, review, permit or utility fees included in the development fee table? **To be determined.**
8. What are the storm easement requirements? **To be determined.**

GAS SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is natural gas available to the site? **YES.**
2. Are there any restrictions for propane tank location?
3. Does the gas company install service line and meter? **YES.**
4. What is the fee to provide gas service? **TO BE DETERMINED.**
5. What are the gas easement requirements? **NONE.**

ELECTRIC SERVICE

ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Describe the location and type of existing service including all overhead lines and poles, underground lines, transformers, equipment, etc. both on-site and in the R/W. ? **Overhead located in the R/W of Meriwether Rd and US-441.**

2. Does the proposed project necessitate relocating or removing any poles? **To be determined** Describe.
3. RaceTrac requires 208v, 3-phase service. Is 3-phase power available? **Yes** Discuss any concerns with this requirement.
4. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service? **Site plan and location of connection from store plans**
5. What is the cost associated with providing service to the building, including utility relocations? **To be determined**
6. What is the minimum distance from the building to the transformer? **To be determined**
7. Are both pole mounted or pad transformers an option? **Yes**
8. What are the electric easement requirements? **To be determined**

TELEPHONE SERVICE

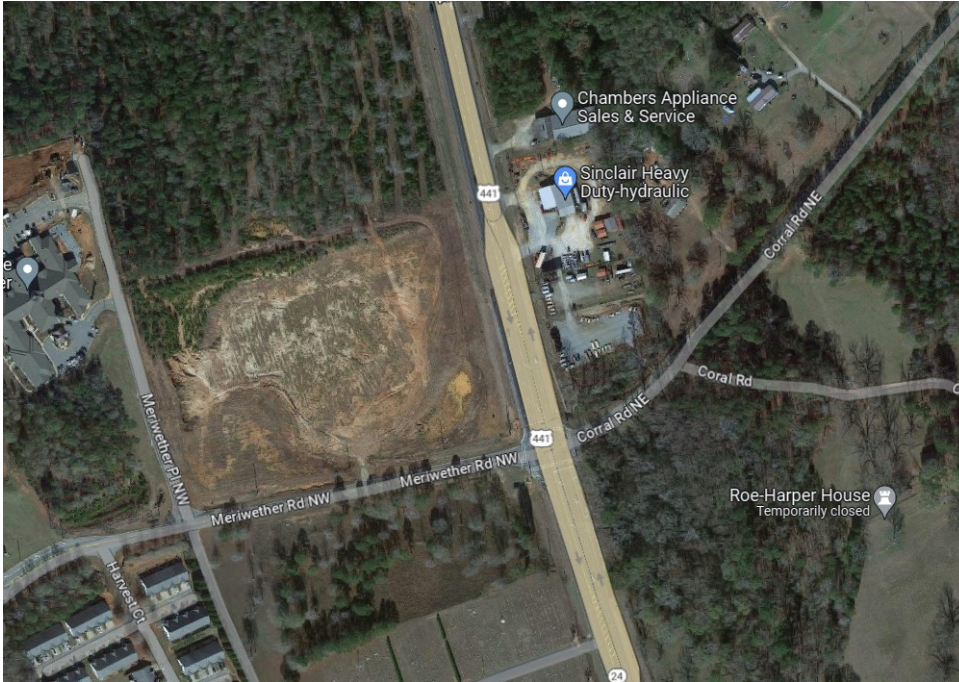
ALL PERMITS SHOULD BE INCLUDED IN THE PERMIT TABLE WITH DURATIONS.

1. Is existing service underground or overhead? **Overhead located in the R/W of Meriwether Rd.**
2. What is the cost and schedule associated with the new service? **To be determined**
3. What is required to get a design, price, and schedule from the utility provider for existing utility relocations and new service? **Site plan and location of connection from store plans.**
4. What are the telephone easement requirements? **To be determined**

ATTACHMENTS

(Reference and include others as needed)

1. Color, aerial map of the site.



2. Photos of the site and the adjacent ROW showing possible visibility obstruction



Photo taken from intersection facing north on US 441, site is on the left.



Photo taken from intersection facing south on US 441, site is on the right



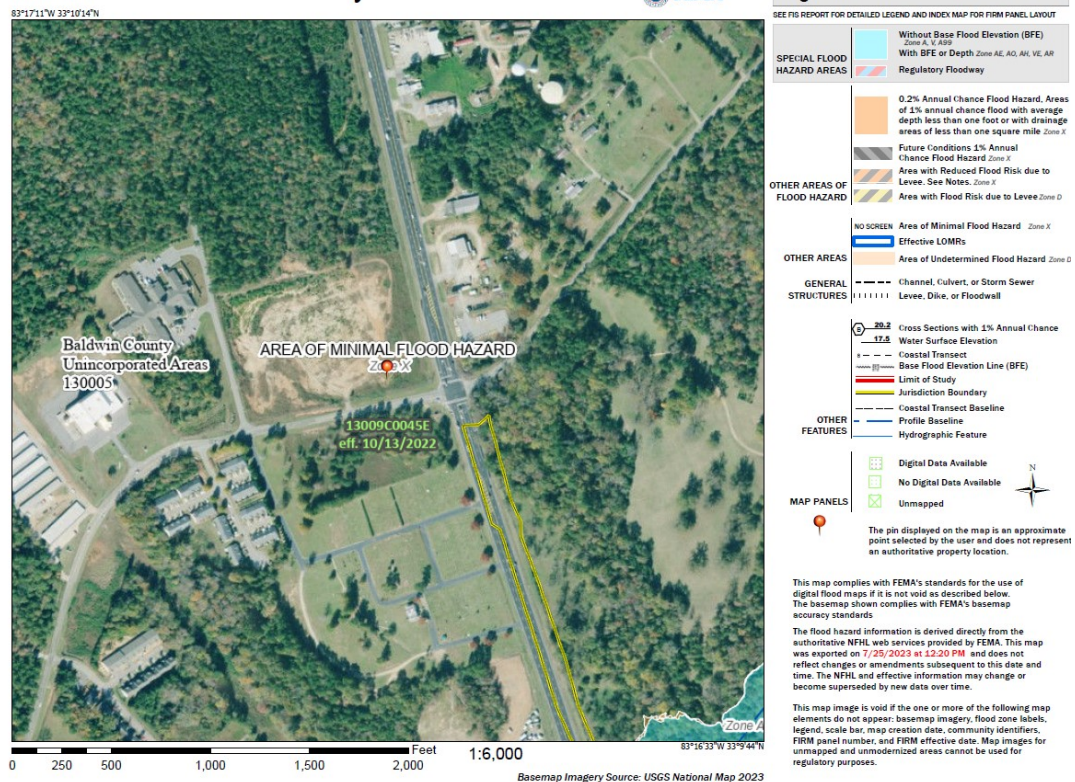
Photo taken from intersection facing west on Meriwether Rd, site is on the right



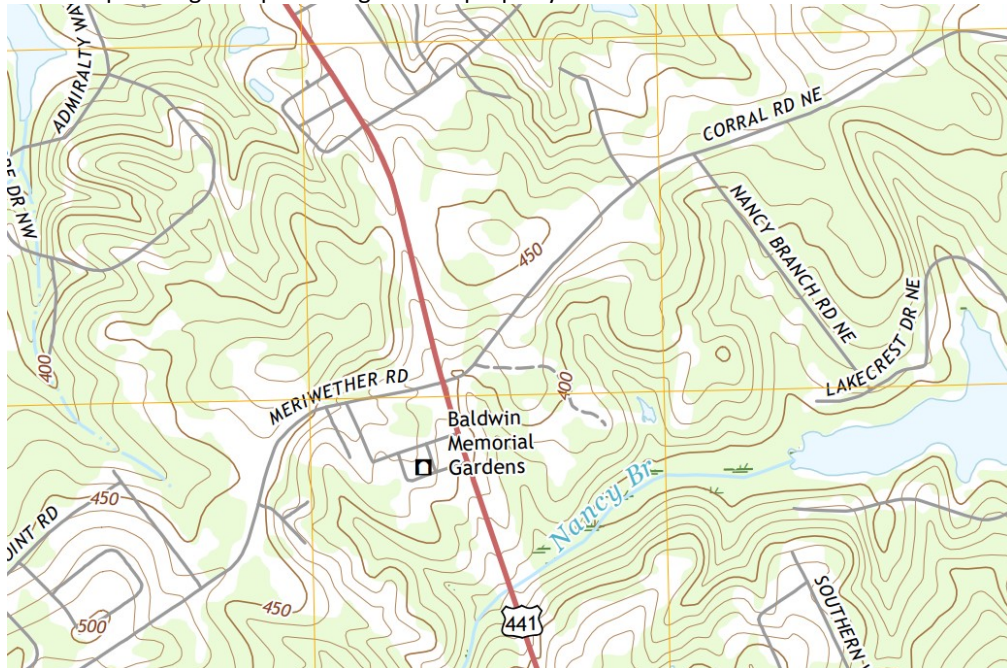
Photo taken from intersection facing east on Corral Rd, site is on the left.

1. County Zoning Map
2. F.I.R.M. panel map showing contract property.

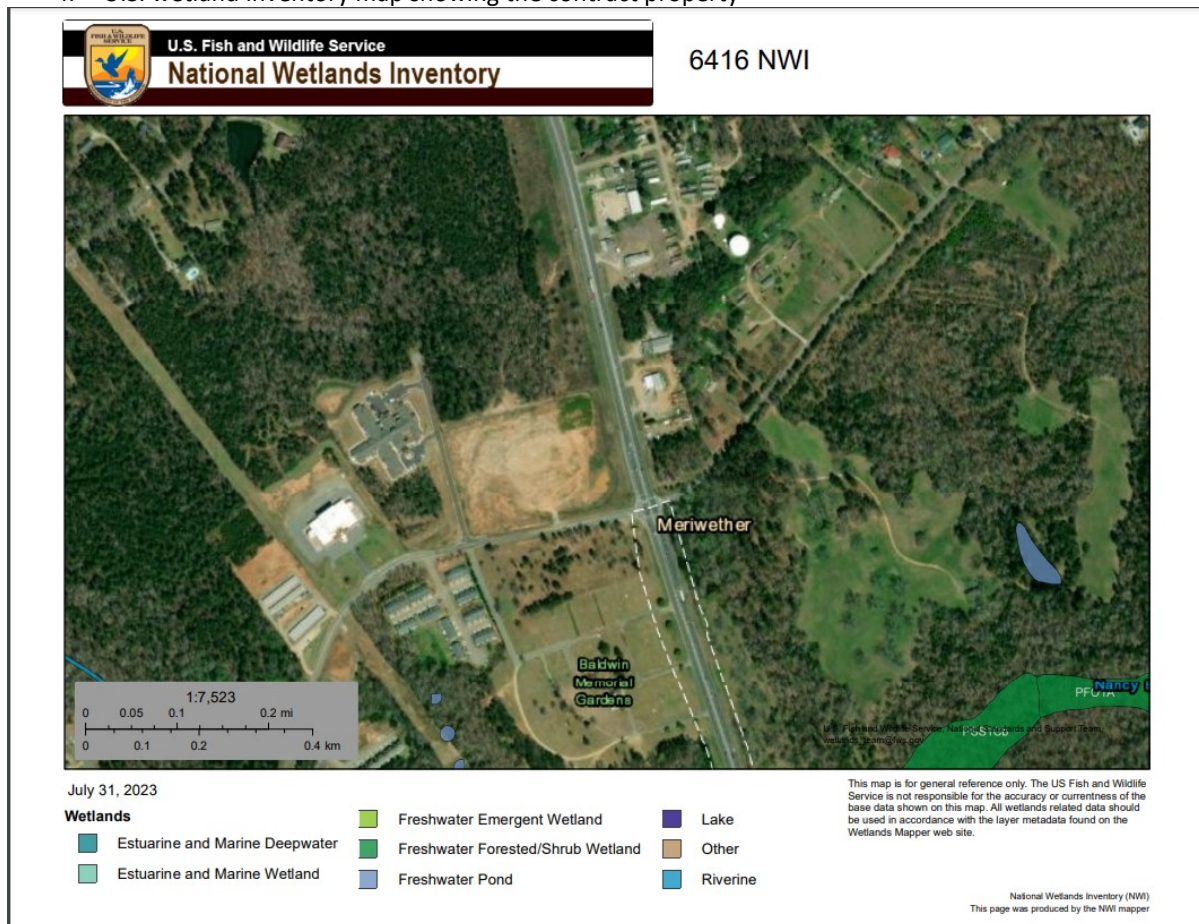
National Flood Hazard Layer FIRMette



- U.S.G.S. quadrangle map showing contact property.



- U.S. wetland inventory map showing the contract property



5. Standard form of access, maintenance, drainage, utility easements for utility providers
6. Standard form of bond for off-site improvements and landscaping

ARTICLE XI. SOIL EROSION, SEDIMENTATION AND POLLUTION CONTROL¹

Sec. 16-151. Title.

This article will be known as "Baldwin County Soil Erosion, Sedimentation and Pollution Control Ordinance."
(Ord. of 10-16-2018 , § I)

Sec. 16-152. Definitions.

The following definitions shall apply in the interpretation and enforcement of this article, unless otherwise specifically stated:

Best management practices (BMPs): These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

Board: The Board of Natural Resources.

Buffer: The area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Certified personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Coastal marshlands: Shall have the same meaning as in O.C.G.A. 12-5-282.

Commission: The Georgia Soil and Water Conservation Commission (GSWCC).

CPESC: Certified professional in erosion and sediment control with current certification by EnviroCert, Inc., which is also referred to as CPESC or CPESC, Inc.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to the excavated surface. Also known as excavation.

Department: The Georgia Department of Natural Resources (DNR).

Design professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in erosion and sediment control (CPESC) with a current certification by EnviroCert, Inc. Design professionals shall practice in a manner that complies with applicable Georgia law governing professional licensure.

Director: The Director of the Environmental Protection Division or an authorized representative.

District: The Region IV Soil and Water Conservation District.

Division: The Environmental Protection Division (EPD) of the Department of Natural Resources.

¹Editor's note(s)—Ord. of Oct. 16, 2018 , has been treated by the editor as superseding former Art. IV, §§ I—X, of App. A which pertained to similar subject matter and derived from Ord. of April 20, 2010.

Drainage structure: A device composed of a virtually nonerodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Erosion: The process by which land surface is worn away by the action of wind, water, ice or gravity.

Erosion, sedimentation and pollution control plan: A plan required by the Erosion and Sedimentation Act, O.C.G.A. Chapter 12-7, that includes, as a minimum protections at least as stringent as the state general permit, best management practices, and protections at least as stringent as the state general permit, best management practices, and requirements in subsection 16-154(c).

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground surface or an excavation.

Final stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures and areas located outside the waste disposal limits of a landfill cell that has been certified by EPD for waste disposal, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, or landscaped according to the plan (uniformly covered with landscaping materials in planned landscape areas), or equivalent permanent stabilization measures as defined in the manual (excluding a crop of annual vegetation and seeding of target crop perennials appropriate for the region). Final stabilization applies to each phase of construction.

Finished grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

Ground elevation: The original elevation of the ground surface prior to cutting or filling.

Land-disturbing activity: Any activity which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices as described in subsection 16-153(5).

Larger common plan of development or sale: A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local issuing authority: The governing authority of any county or municipality which is certified pursuant to subsection (a) O.C.G.A. 12-7-8.

Metropolitan River Protection Act (MRPA): A state law referenced as O.C.G.A. 12-5-440 et.seq. which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Natural ground surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric turbidity units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed or suspended particles are present.

NOI: A Notice of intent form provided by EPD for coverage under the state general permit.

NOT: A Notice of termination form provided by EPD to terminate coverage under the state general permit.

Operator: The party or parties that have: (a) operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or (b) day-to-day operational control of those activities that are necessary to ensure compliance with an erosion, sedimentation and pollution control plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.

Outfall: The location where storm water in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Permit: The authorization necessary to conduct a land-disturbing activity under the provisions of this article.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, any interstate body or any other legal entity.

Phase or phased: Sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Properly designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the manual as approved by the commission up until the date of NOI submittal.

Roadway drainage structure: A device such as a bridge, culvert, or ditch, composed of a virtually nonerodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

Soil and water conservation district approved plan: An erosion, sedimentation and pollution control plan approved in writing by the District IV Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State general permit: The National Pollution Discharge Elimination System (NPDES) general permit or permits for storm water runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the Federal Water Pollution Control Act, as amended, 33 U.S.C. Section 1251, et seq., and subsection (f) of Code Section 12-5-30.

State waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of Georgia which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

Structural erosion, sedimentation and pollution control practices: Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures and sediment traps, etc. Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Trout streams: All streams or portions of streams within the watershed as designated by the Wildlife Resources Division of the Georgia Department of Natural Resources under the provisions of the Georgia Water Quality Control Act, O.C.G.A. 12-5-20, in the rules and regulations for Water Quality Control, Chapter 391-3-6 at www.epd.georgia.gov. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

Vegetative erosion and sedimentation control measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- (1) Permanent seeding, sprigging or planting, producing long-term vegetative cover; or
- (2) Temporary seeding, producing short-term vegetative cover; or
- (3) Sodding, covering areas with a turf of perennial sod-forming grass.

Such measures can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. hn0; (Ord. of 10-16-2018 , § II)

Sec. 16-153. Exemptions.

This article shall apply to any land-disturbing activity undertaken by any person on any land except for the following

- (1) Surface mining, as the same is defined in O.C.G.A. 12-4-72, "The Georgia Surface Mining Act of 1968."
- (2) Granite quarrying and land clearing for such quarrying;
- (3) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
- (4) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where

vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the director may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of subsection (b) of O.C.G.A. 12-7-6 and the buffer zones provided by this paragraph shall be enforced by the local issuing authority;

- (5) Agricultural operations as defined in O.C.G.A. 1-3-3, "definitions", to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep, and rabbits or for use in the production of poultry, including but not limited to chickens, hens and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; farm buildings and farm ponds;
- (6) Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in subsections 16-154(c)(15) and (16), no other land-disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices;
- (7) Any project carried out under the technical supervision of the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture;
- (8) Any project involving less than one (1) acre of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves less than one acre, which involves land-disturbing activity, and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located and provided, further, that nothing contained herein shall prevent the local issuing authority from regulating any such project which is not specifically exempted by paragraphs (1), (2), (3), (4), (5), (6), (7), (9) or (10) of this section;
- (9) Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority; or any road construction or maintenance project, or both, undertaken by any county or municipality; provided, however, that construction or maintenance projects of the Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to provisions of O.C.G.A. 12-7-7.1; except where the Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;
- (10) Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable

television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the Local Issuing Authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and

(11) Any public water system reservoir.

(Ord. of 10-16-2018 , § III)

Sec. 16-154. Minimum requirements for erosion, sedimentation and pollution control using best management practices.

- (a) *General provisions.* Excessive soil erosion and resulting sedimentation can take place during land-disturbing activities if requirements of the article and the NPDES general permit are not met. Therefore, plans for those land-disturbing activities which are not exempted by this article shall contain provisions for application of soil erosion, sedimentation and pollution control measures and practices. The provisions shall be incorporated into the erosion, sedimentation and pollution control plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the minimum requirements of subsections 16-154(b) and (c). The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with requirements of this article and the NPDES general permit.
- (b) *Minimum requirements/BMPs.*
- (1) Best management practices as set forth in subsections 16-154(b) and (c) shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the director or to any other allegation of noncompliance with paragraph (2) of this subsection or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act". As used in this subsection the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. 12-7-6 subsection (b).
 - (2) A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the Division pursuant to subsection (f) of O.C.G.A. 12-5-30, the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units for waters supporting warm water fisheries or by more than ten nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the director. This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than five acres.

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- (3) Failure to properly design, install, or maintain best management practices shall constitute a violation of any land-disturbing permit issued by a local issuing authority or of any state general permit issued by the Division pursuant to subsection (f) of Code Section 12-5-30, the "Georgia Water Quality Control Act", for each day on which such failure occurs.
 - (4) The director may require, in accordance with regulations adopted by the board, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land disturbing activities occur.
 - (5) The LIA may set more stringent buffer requirements than stated in subsections (c)(15), (16) and (17), in light of O.C.G.A. § 12-7-6(c).
- (c) The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. 12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:
- (1) Stripping of vegetation, regrading and other development activities shall be conducted in a manner so as to minimize erosion;
 - (2) Cut-fill operations must be kept to a minimum;
 - (3) Development plans must conform to topography and soil type so as to create the lowest practicable erosion potential;
 - (4) Whenever feasible, natural vegetation shall be retained, protected and supplemented;
 - (5) The disturbed area and the duration of exposure to erosive elements shall be kept to a practicable minimum;
 - (6) Disturbed soil shall be stabilized as quickly as practicable;
 - (7) Temporary vegetation or mulching shall be employed to protect exposed critical areas during development;
 - (8) Permanent vegetation and structural erosion control practices shall be installed as soon as practicable;
 - (9) To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of O.C.G.A. 12-7-1 et. seq.;
 - (10) Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping of fills;
 - (11) Cuts and fills may not endanger adjoining property;
 - (12) Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners;
 - (13) Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings are kept to a minimum;
 - (14) Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to

retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in subsection 16-14(b)(2);

- (15) Except as provided in paragraphs (16) and (17) of this subsection, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to O.C.G.A. 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or where bulkheads and sea walls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow, Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by the Director as provided in this paragraph. The following requirements shall apply to any such buffer:
- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and
 - b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and
- (16) There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed ; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25 foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the board, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. The director may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:
- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or

trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed: provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and

- b. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented: (i) Stream crossings for water lines; or (ii) Stream crossings for sewer lines; and
- (17) There is established a 25-foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter 5 of Title 12 of this title, the "Coastal Marshlands Protection Act of 1970." And the rules and regulations promulgated thereunder, except where the director determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to Code Section 12-2-8, where an alteration within the buffer area has been authorized pursuant to Code Section 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.
- a. No land-disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural, undisturbed, state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat; and
 - b. The buffer shall not apply to crossings for utility lines that cause a width of disturbance of not more than 50 feet within the buffer, provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.

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- c. The buffer shall not apply to any land-disturbing activity conducted pursuant to and in compliance with a valid and effective land-disturbing permit issued subsequent to April 22, 2014, and prior to December 31, 2015; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented or any lot for which the preliminary plat has been approved prior to December 31, 2015 if roadways, bridges, or water and sewer lines have been extended to such lot prior to the effective date of this Act and if the requirement to maintain a 25 foot buffer would consume at least 18 percent of the high ground of the platted lot otherwise available for development; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented.
 - d. Activities where the area within the buffer is not more than 500 square feet or that have a "Minor Buffer Impact" as defined in 391-3-7-.01(r), provided that the total area of buffer impacts is less than 5,000 square feet are deemed to have an approved buffer variance by rule. Bank stabilization structures are not eligible for coverage under the variance by rule and notification shall be made to the Division at least 14 days prior to the commencement of land disturbing activities.
- (d) Nothing contained in O.C.G.A. 12-7-1 et. seq. shall prevent any local issuing authority from adopting rules and regulations, ordinances, or resolutions which contain stream buffer requirements that exceed the minimum requirements in subsections 16-15(b) and (c)
 - (e) The fact that land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this article or the terms of the permit.

Sec. 16-155. Application/permit process.

- (a) *General.* The property owner, developer and designated planners and engineers shall design and review before submittal the general development plans. The local issuing authority shall review the tract to be developed and the area surrounding it. They shall consult the zoning ordinance, storm water management ordinance, subdivision ordinance, flood damage prevention ordinance, this article, and any other ordinances, rules, regulations or permits, which regulate the development of land within the jurisdictional boundaries of the Local Issuing Authority. However, the owner and/or operator are the only parties who may obtain a permit.
- (b) *Application requirements.*
 - (1) No person shall conduct any land-disturbing activity within the jurisdictional boundaries of Baldwin County without first obtaining a permit from the Department of Natural Resources to perform such activity and providing a copy of Notice of Intent submitted to EPD if applicable.
 - (2) The application for a permit shall be submitted to the USDA-NRCS, Washington FO, 52-A Lexington Avenue, Washington, GA 30673 and must include the applicant's erosion, sedimentation and pollution control plan with supporting data, as necessary. Said plans shall include, as a minimum, the data specified in subsection 16-155(c). Erosion, sedimentation and pollution control plans, together with supporting data, must demonstrate affirmatively that the land disturbing activity proposed will be carried out in such a manner that the provisions of subsection 16-154(b) and (c) will be met. Applications for a permit will not be accepted unless accompanied by two copies of the applicant's erosion, sedimentation and pollution control plans. All applications shall contain a certification stating that the plan preparer or the designee thereof visited the site prior to creation of the plan in accordance with EPD Rule 391-3-7-.10.

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- (3) In addition to the local permitting fees, fees will also be assessed pursuant to paragraph (5) subsection (a) of O.C.G.A. 12-5-23, provided that such fees shall not exceed \$80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant to subsection (a) of O.C.G.A. 12-7-8 half of such fees levied shall be submitted to the Division; except that any and all fees due from an entity which is required to give notice pursuant to paragraph (9) or (10) of O.C.G.A. 12-7-17 shall be submitted in full to the Division, regardless of the existence of a local issuing authority in the jurisdiction.
 - (4) Immediately upon receipt of an application and plan for a permit, the local issuing authority shall refer the application and plan to the District for its review and approval or disapproval concerning the adequacy of the erosion, sedimentation and pollution control plan. The District shall approve or disapprove a plan within 35 days of receipt. Failure of the District to act within 35 days shall be considered an approval of the pending plan. The results of the District review shall be forwarded to the local issuing authority. No permit will be issued unless the plan has been approved by the District, and any variances required by subsections 16-154(c)(15), (16, and (17) have been obtained, all fees have been paid, and bonding, if required as per subsection 16-155(b)(6), have been obtained. Such review will not be required if the local issuing authority and the District have entered into an agreement which allows the local issuing authority to conduct such review and approval of the plan without referring the application and plan to the District. The local issuing authority with plan review authority shall approve or disapprove a revised plan submittal within 35 days of receipt. Failure of the local issuing authority with plan review authority to act within 35 days shall be considered an approval of the revised plan submittal.
 - (5) If a permit applicant has had two or more violations of previous permits, this section of this article, or the Erosion and Sedimentation Act, as amended, within three years prior to the date of filing the application under consideration, the local issuing authority may deny the permit application.
 - (6) The local issuing authority may require the permit applicant to post a bond in the form of government security, cash, irrevocable letter of credit, or any combination thereof up to, but not exceeding, \$3,000.00 per acre or fraction thereof of the proposed land-disturbing activity, prior to issuing the permit. If the applicant does not comply with this section or with the conditions of the permit after issuance, the local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance. These provisions shall not apply unless there is in effect an ordinance or statute specifically providing for hearing and judicial review of any determination or order of the local issuing authority with respect to alleged permit violations.
- (c) *Plan requirements.*
- (1) Plans must be prepared to meet the minimum requirements as contained in subsections 16-154(b) and (c), or through the use of more stringent, alternate design criteria which conform to sound conservation and engineering practices. The Manual for Erosion and Sediment Control in Georgia is hereby incorporated by reference into this article. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and storm water management facilities, local ordinances and state laws. Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as

developed by the commission and in consultation with the Division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

- (2) Data required for site plan shall include all the information required from the appropriate erosion, sedimentation and pollution control plan review checklist established by the commission as of January 1 of the year in which the land-disturbing activity was permitted.

(d) *Permits.*

- (1) Permits shall be issued or denied as soon as practicable but in any event not later than 45 days after receipt by the local issuing authority of a completed application, providing variances and bonding are obtained, where necessary and all applicable fees have been paid prior to permit issuance. The permit shall include conditions under which the activity may be undertaken.
- (2) No permit shall be issued by the local issuing authority unless the erosion, sedimentation and pollution control plan has been approved by the District and the local issuing authority has affirmatively determined that the plan is in compliance with this ordinance, any variances required by subsections 16-154(c)(15), (16) and (17) are obtained, bonding requirements, if necessary, as per subsection 16-155(b)(6) are met and all ordinances and rules and regulations in effect within the jurisdictional boundaries of the local issuing authority are met. If the permit is denied, the reason for denial shall be furnished to the applicant.
- (3) Any land-disturbing activities by a local issuing authority shall be subject to the same requirements of this article, and any other ordinances relating to land development, as are applied to private persons and the division shall enforce such requirements upon the local issuing authority.
- (4) If the tract is to be developed in phases, then a separate permit shall be required for each phase.
- (5) The permit may be suspended, revoked, or modified by the local issuing authority, as to all or any portion of the land affected by the plan, upon finding that the holder or his successor in the title is not in compliance with the approved erosion and sedimentation control plan or that the holder or his successor in title is in violation of this article. A holder of a permit shall notify any successor in title to him as to all or any portion of the land affected by the approved plan of the conditions contained in the permit.
- (6) The LIA may reject a permit application if the applicant has had two or more violations of previous permits or the Erosion and Sedimentation Act permit requirements within three years prior to the date of the application, in light of O.C.G.A. 12-7-7(f)(1).

(Ord. of 10-16-2018 , § V)

Sec. 16-156. Inspection and enforcement.

- (a) The Baldwin County Building Inspection Department will periodically inspect the sites of land-disturbing activities for which permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures required in the plan are effective in controlling erosion and sedimentation. Also, the local issuing authority shall regulate primary, secondary and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities. If, through inspection, it is deemed that a person engaged in land-disturbing activities as defined herein has failed to comply with the approved plan, with permit conditions, or with the provisions of this

article, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article.

- (b) The local issuing authority must amend its ordinances to the extent appropriate within 12 months of any amendments to the Erosion and Sedimentation Act of 1975.
- (c) The county building inspection department shall have the power to conduct such investigations as it may reasonably deem necessary to carry out duties as prescribed in this ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.
- (d) No person shall refuse entry or access to any authorized representative or agent of the local issuing authority, the Commission, the District, or Division who requests entry for the purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.
- (e) The District or the Commission or both shall semi-annually review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to O.C.G.A. 12-7-8(a). The District or the Commission or both may provide technical assistance to any county or municipality for the purpose of improving the effectiveness of the county's or municipality's erosion, sedimentation and pollution control program. The District or the Commission shall notify the Division and request investigation by the Division if any deficient or ineffective local program is found.
- (f) The division may periodically review the actions of counties and municipalities which have been certified as local issuing authorities pursuant to Code Section 12-7-8(a). Such review may include, but shall not be limited to, review of the administration and enforcement of a governing authority's ordinance and review of conformance with an agreement, if any, between the district and the governing authority. If such review indicates that the governing authority of any county or municipality certified pursuant to O.C.G.A. 12-7-8(a) has not administered or enforced its ordinances or has not conducted the program in accordance with any agreement entered into pursuant to O.C.G.A. 12-7-7(e), the Division shall notify the governing authority of the county or municipality in writing. The governing authority of any county or municipality so notified shall have 90 days within which to take the necessary corrective action to retain certification as a local issuing authority. If the county or municipality does not take necessary corrective action within 90 days after notification by the division, the division shall revoke the certification of the county or municipality as a local issuing authority.

(Ord. of 10-16-2018 , § VI)

Sec. 16-157. Penalties and incentives.

- (a) *Failure to obtain a permit for land-disturbing activity.* If any person commences any land-disturbing activity requiring a land-disturbing permit as prescribed in this ordinance without first obtaining said permit, the person shall be subject to revocation of his business license, work permit or other authorization for the conduct of a business and associated work activities within the jurisdictional boundaries of the local issuing authority.
- (b) *Stop-work orders.*
 - (1) For the first and second violations of the provisions of this ordinance, the director or the local issuing authority shall issue a written warning to the violator. The violator shall have five days to correct the violation. If the violation is not corrected within five days, the Director or the local issuing authority shall issue a stop-work order requiring that land-disturbing activities be stopped until necessary

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- corrective action or mitigation has occurred; provided, however, that, if the violation presents an imminent threat to public health or waters of the state or if the land-disturbing activities are conducted without obtaining the necessary permit, the director or the local issuing authority shall issue an immediate stop-work order in lieu of a warning;
- (2) For a third and each subsequent violation, the director or the local issuing authority shall issue an immediate stop-work order; and
 - (3) All stop-work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred.
 - (4) When a violation in the form of taking action without a permit, failure to maintain a stream buffer, or significant amounts of sediment, as determined by the local issuing authority or by the director or his or her designee, have been or are being discharged into state waters and where best management practices have not been properly designed, installed, and maintained, a stop work order shall be issued by the local issuing authority or by the director or his or her designee. All such stop work orders shall be effective immediately upon issuance and shall be in effect until the necessary corrective action or mitigation has occurred. Such stop work orders shall apply to all land-disturbing activity on the site with the exception of the installation and maintenance of temporary or permanent erosion and sediment controls.
- (c) *Bond forfeiture.* If, through inspection, it is determined that a person engaged in land-disturbing activities has failed to comply with the approved plan, a written notice to comply shall be served upon that person. The notice shall set forth the measures necessary to achieve compliance with the plan and shall state the time within which such measures must be completed. If the person engaged in the land-disturbing activity fails to comply within the time specified, he shall be deemed in violation of this article and, in addition to other penalties, shall be deemed to have forfeited his performance bond, if required to post one under the provisions of subsection 16-155(b)(6). The local issuing authority may call the bond or any part thereof to be forfeited and may use the proceeds to hire a contractor to stabilize the site of the land-disturbing activity and bring it into compliance.
- (d) *Monetary penalties.*
- (1) Any person who violates any provisions of this article, or any permit condition or limitation established pursuant to this article, or who negligently or intentionally fails or refuses to comply with any final or emergency order of the director issued as provided in this article shall be liable for a civil penalty not to exceed \$2,500.00 per day. For the purpose of enforcing the provisions of this article, notwithstanding any provisions in any city charter to the contrary, municipal courts shall be authorized to impose penalty not to exceed \$2,500.00 for each violation. Notwithstanding any limitation of law as to penalties which can be assessed for violations of county ordinances, any magistrate court or any other court of competent jurisdiction trying cases brought as violations of this article under county ordinances approved under this article shall be authorized to impose penalties for such violations not to exceed \$2,500.00 for each violation. Each day during which violation or failure or refusal to comply continues shall be a separate violation.

(Ord. of 10-16-2018 , § VII)

Sec. 16-158. Education and certification.

- (a) Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the commission in consultation with the division and the stakeholder advisory board created pursuant to O.C.G.A. 12-7-20.

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- (b) For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the Commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land-disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.
 - (c) Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this article.
 - (d) If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of paragraph (1) of subsection (b) of O.C.G.A. 12-7-19, then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in paragraph (4) of subsection (b) of O.C.G.A. 12-7-19 and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

(Ord. of 10-16-2018 , § VIII)

Sec. 16-159. Administrative appeal judicial review.

- (a) *Administrative remedies.* The suspension, revocation, modification or grant with condition of a permit by the Local Issuing Authority upon finding that the holder is not in compliance with the approved erosion, sediment and pollution control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of any article; shall entitle the person submitting the plan or holding the permit to a hearing before the Baldwin County Building Inspection Department within five days after receipt by the local issuing authority of written notice of appeal.
- (b) *Judicial review.* Any person, aggrieved by a decision or order of the local issuing authority, after exhausting his administrative remedies, shall have the right to appeal denovo to the Superior Court of Baldwin County.

(Ord. of 10-16-2018 , § IX)

Sec. 16-160. Effectivity, validity and liability.

- (a) *Effectivity.* The ordinance from which this article derives shall become effective on the 16th day of October, 2018.
- (b) *Validity.* If any section, paragraph, clause, phrase, or provision of this article shall be adjudged invalid or held unconstitutional, such decisions shall not affect the remaining portions of this article.
- (c) *Liability.*
 - (1) Neither the approval of a plan under the provisions of this article, nor the compliance with provisions of this article shall relieve any person from the responsibility for damage to any person or property otherwise imposed by law nor impose any liability upon the local issuing authority or district for damage to any person or property.
 - (2) The fact that a land-disturbing activity for which a permit has been issued results in injury to the property of another shall neither constitute proof of nor create a presumption of a violation of the standards provided for in this ordinance or the terms of the permit.

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- (3) No provision of this ordinance shall permit any persons to violate the Georgia Erosion and Sedimentation Act of 1975, the Georgia Water Quality Control Act or the rules and regulations promulgated and approved thereunder or pollute any waters of the state as defined thereby.

(Ord. of 10-16-2018 , § X)

Secs. 16-161—16-180. Reserved.

Sec. 16-102. Variances.

Variance requests from the requirements of these regulations shall be submitted on an application form as provided by the county, along with such fees as shall be established and which may be amended by the board of commissioners from time-to-time. The administrator shall coordinate the review of each variance request by all other affected county departments and shall summarize such comments or recommendations as may be received. In the event the administrator shall decline to grant the variance then he shall provide all information gathered to the planning commission, together with a summary of his reasons for refusing the request. The administrator is authorized to grant minor variances based upon the criteria provided herein. Minor variances are defined herein as variances of up to 25 percent of the code requirements as to all code requirements except those set out in section 16-73. Minor variances as to section 16-73 are defined as variances of up to ten percent of the code requirements.

(Ord. of 12-3-2019(2))

ARTICLE IX. APPEALS, MODIFICATIONS AND VARIANCES

Sec. 16-101. Modifications.

Modification of the design standards set forth in these regulations may be authorized by the administrator in specific cases when, in his opinion, undue hardship may result from strict compliance; provided any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such modification, or that the granting of the modification will not adversely affect the general public welfare or nullify the intent of these regulations. Any such modification granted shall be made in writing to the applicant and also made a part of the county's records. Application for any modifications shall be filed in writing on a form provided by the county with necessary supporting documents and shall explain in detail the reasons and facts supporting the application.

(Ord. of 12-3-2019(2))

Sec. 16-102. Variances.

Variance requests from the requirements of these regulations shall be submitted on an application form as provided by the county, along with such fees as shall be established and which may be amended by the board of commissioners from time-to-time. The administrator shall coordinate the review of each variance request by all other affected county departments and shall summarize such comments or recommendations as may be received. In the event the administrator shall decline to grant the variance then he shall provide all information gathered to the planning commission, together with a summary of his reasons for refusing the request. The administrator is authorized to grant minor variances based upon the criteria provided herein. Minor variances are defined herein as variances of up to 25 percent of the code requirements as to all code requirements except those set out in section 16-73. Minor variances as to section 16-73 are defined as variances of up to ten percent of the code requirements.

(Ord. of 12-3-2019(2))

Sec. 16-103. Appeals.

- (a) *Administrator and planning commission.* Appeals of the interpretation of the administrator of the requirements of these regulations or appeals from his refusal to grant a modification or a variance shall first be submitted in writing to the planning commission who shall review the request in a timely manner and receive comments from other affected departments. The appeal shall be forwarded to the planning commission for final action in their normal course of business.
- (b) *Planning commission, duties and power.* The planning commission shall have the power to hear and decide the following types of appeals and applications and to such end shall have the necessary authority to ensure continuing compliance with its decisions.
 - (1) *Interpretation.* To render an interpretation of this article and the manner of its application where it is alleged that there is error in any order, requirement, or determination made by the administrator in the administration of such provisions. In reaching its decision, the planning commission shall establish firm guidelines for future administrative actions on similar or like manners.

-
- (2) *Variance.* To authorize upon an appeal in specific cases such variance from this article as will not be contrary to the intent of this code, nor detrimental to the public interest and welfare. Variances from the terms of this article may be granted on appeal by the planning commission if it finds:
- a. That the literal enforcement of this article will create an unnecessary hardship or practical difficulty in the development of the affected property; except
 - b. That mere loss in property value shall not justify a variance—there must be a deprivation of a reasonable, beneficial use of land; and
 - c. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties within the general vicinity; and
 - d. That the relief sought will not injure the permitted use of adjacent conforming property; and will not unreasonably reduce the fair market value of any adjacent property;
 - e. That the granting of the variance will be in harmony with the spirit and purposes of these codes; and
 - f. In no event will a business or other commercial use be allowed any closer to an existing residence or residential subdivision without notice of the public hearing being provided in writing by certified mail to all owners located within the code required setback specified in these codes; unless such a variance would constitute a minor variance as defined in paragraph 16-102.
 - g. In reviewing an appeal for variance, the burden of showing that the variance should be granted shall be the responsibility of the party applying for the variance. Any variance granted by the planning commission shall terminate automatically when the use ceases to be in full compliance with any conditions imposed by the planning commission, when the use has been abandoned, or when the building permit shall have expired.
 - h. Any additional factors set forth in section 16-103(g).
- (c) *Application for appeal to planning commission.* A request for an interpretation of this article or an appeal for variance from its terms may be taken by any person, firm, or corporation aggrieved, or by any officer, department, or board of the county, affected by a decision or order of the administrator. Such appeal shall be taken within fifteen (15) days after the decision has been rendered by filing with the administrator and the planning commission a notice of appeal specifying the grounds therefor. The administrator shall forthwith transmit to the planning commission all papers constituting the record regarding the action appealed.

Any appeal or application may be withdrawn upon written notice to the administrator and the planning commission but no appeal shall be withdrawn after a notice of public hearing has been posted without the written consent of the planning commission.

- (d) *Public hearing.* Upon receipt of a request for appeal proceedings, the planning commission shall fix a reasonable time for the hearing of an appeal and shall give, or cause to be given to the Appellant notice of the date and time of the hearing. Appellant shall give, or cause to be given, a public notice thereof by means of a notice in a newspaper of general circulation within the county at least 15 days prior to the scheduled date of the hearing. In the event the appeal concerns article six hereof, then appellant shall also provide written notice of said hearing by personal delivery of noticed or delivery by certified mail, return receipt requested, to all property owners who are adjacent to the property under appeal and to all property owners who fall within any questioned residential set back distances. Such notices shall be delivered so as to provide not less than ten days advance notice of the hearing. The appellant shall provide evidence of substantial compliance with the notice requirements to the planning commission.

Said notice shall contain the time, date, and place of the hearing and a general statement as to the nature of the appeal request, the location of the property affected, if any, as well as the name of the appellant. Public hearings shall be governed by policies and procedures set forth in section 16-103(f).

- (e) *Decision of planning commission.* The planning commission shall decide upon an appeal request within 30 days after the date of the public hearing.
- (1) *Findings of fact.* Every decision of the planning commission shall be based upon findings of fact and every finding of fact shall be supported in a record of the proceedings. The enumerated conditions required to exist on any matter upon which the planning commission is authorized to pass under this section shall be construed as limitations on the power of the planning commission to act.
 - (2) *Approval of request.* In approving any request the planning commission may designate such conditions in connection therewith in order to secure substantially the objectives of the regulation or provision to which such variance is granted and to provide adequately for the maintenance of the integrity and character of the area in which permit is granted.
 - (3) *Denial of request.* No appeal or application for appeal that has been denied shall be further considered by the planning commission until a subsequent request is obtained by filing of new plans and a decision rendered thereon by the administrator.
 - (4) *Appeals from decision of the planning commission.* Any person or persons, jointly or separately aggrieved by any decision of the planning commission may present to the county commissioners an appeal, following the procedures set out for an initial appeal. Such petition shall be presented to the county clerk/administrator within ten working days after the rendering of the decision by the planning commission and not thereafter, unless an extension be granted by the county commission.
 - (5) *Appeals from decision of the county commission.* Any person or persons, jointly or separately aggrieved by any decision of the county commission may present to the superior court, a petition, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of such illegality. Such petition shall be presented to the court within ten working days after the rendering of the decision by the county commission and not thereafter, unless an extension be granted by either the county commission or a judge of superior court.
- (f) *Policies and procedures governing the calling and conducting of public hearings.*
- (1) Whenever Baldwin County proposes to take any action resulting in a zoning decision as defined in O.C.G.A. Chapter 36-66 it shall provide for a public hearing on the proposed action. At least 15, but not more than 45, days prior to the date of the hearing, Baldwin County shall cause to be published within a newspaper of general circulation within the territorial boundaries of the county a notice of the hearing. The notice shall state the time, place, and purpose of the hearing. Substantial compliance with this requirement shall satisfy this procedure for calling and conducting public hearings, so long as all of the requirements of said chapter 36-66 are complied with.
 - (2) It is the policy of Baldwin County that public hearings shall be conducted in such manner as to afford the most complete public input possible. The person conducting the meeting shall announce at the beginning of the meeting any limitations that may be required due to the nature of the issues or the number of persons appearing. The policy shall be that if time and numbers permit any person who indicates a desire to speak to the issues be given a reasonable opportunity to do so. If the numbers of persons attending indicate the need, then the person conducting the meeting may request that those persons desiring to speak sign a roster for that purpose. It is the policy of the county to request that any group that appears be represented by a spokesperson who will be recognized to present the position of the group. Any speakers who follow will be requested to address only issues not previously covered or positions not previously stated. Personal attacks, interruptions of the recognized speaker, inappropriate language, and remarks which extend beyond a reasonable time will not be allowed.

(g) *Standards for evaluation.* Before enacting an amendment to this ordinance the board of commissioners (or planning commission as to variances, modifications, and recommendations for amendments) shall consider the following standards in evaluating such requests or proposals as factors relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property.

- (1) Existing uses in the neighborhood and of nearby property;
- (2) The extent to which the destruction of property values of the applicants promotes the health, safety, morals, or general welfare of the public;
- (3) The extent to which property values are diminished by the particular restrictions;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the allowed purposes.

(Ord. of 12-3-2019(2))

Secs. 16-104—16-110. Reserved.

Date: _____

APPLICATION FOR VARIANCES
Baldwin County, Georgia

Property Owner: _____

Property Owner Phone Number: _____

Contractor: _____

Contractor Phone Number: _____

Location of Property: _____

In accordance with the provisions of Article 8.2 of the Baldwin County Land Use Code, I do hereby request a variance from the requirements of the regulations, from the Code Enforcement Administrator. Stated as follows :

Signature: _____ Date: _____

OFFICE USE ONLY

☐

Approval of Request

☐

Denial of Request

Special Conditions / Comments:

Admin Signature: _____ Date: _____

Schedule of Rates, Fees, and Penalties

WATER CONNECTION FEES

(1) Consumers:

(a) For each connection after Construction of Water Lines:

3/4 inch line: \$ 900.00

1 inch line: \$1800.00

2 inch line: \$3000.00

(Plus \$75 Deposit)

(b) If it is determined by the Baldwin County Water and Sewer Department that a consumer cannot pay the above water connection fees due to consumer's financial difficulties, then upon satisfactory evidence, the Baldwin County Water and Sewer Department is authorized to allow said consumer to pay the appropriate water connection fee over a period of six (6) months, beginning with the date of installation.

(2) Developers:

For each connection where developer installs line at no charge to the Baldwin County Water and Sewer Department:

3/4 inch line: \$900.00

1 inch line: \$1,800.00

2 inch line: \$3,000.00

Security Deposits:

A seventy-five dollar (\$75.00) security shall be collected for water from all consumers who rent for residential purposes. A one hundred dollar (\$100.00) security deposit shall be collected from all consumers who rent for commercial purposes. Security deposits for industrial renters shall be charged on a case by case basis.

Unpaid Bills:

(1) Property owners shall be responsible for any unpaid water bills.

(2) A twenty-five (\$25.00) transfer fee must be paid to have services transferred from one customer to another customer.

RATE SCHEDULES

A. Generally:

All water rates for the Customers of the Baldwin County Water and Sewer Department shall be set time to time by the Baldwin County Water and Sewer Department with requirement of

Approval by the County. However, water rates will not increase without a ten (10) day notice to the Customer. Notice will be sufficiently given to the Customer by A publication of the rate changes once in the official newspaper of Baldwin County prior to the rate increase.

B. Water Rates:

(1) The base water rates for residential, industrial and commercial Customers with a meter of one inch or less shall be as follows: (as adopted on September 1, 2008)

(a) For the first 1,000 gallons used, whether or not any water is used at all, there shall be a minimum charge of \$20.50 (\$16.00 water meter charge plus \$4.50 for first 1,000 gallons).

(b) For any usage from 1,000 gallons to 5,000 gallons, there shall be a charge of \$4.50 per additional 1,000 gallons.

(c) For any usage from 5,001 gallons to 30,000 gallons, there shall be a charge of \$5.60 per thousand gallons.

(d) For any usage over 30,000 gallons, there shall be a charge of \$6.70 per thousand gallons.

(2) The minimum monthly charge for water meters of one inch in diameter or greater for residential, industrial, and commercial Customers shall be as follows:

(a) ¾ inch to 1 inch \$16.00

(b) 2 inch \$35.00

(c) 6 inch \$350.00

(d) 8 inch \$425.00

(e) Above 8 inches is set by the Baldwin Co. Water and Sewer Department

(3) The water fire line monthly minimum rates for industrial and commercial customers shall be as follows:

	Size	Rate
(a)	4 inch	\$8.00
(b)	6 inch	\$10.00
(c)	8 inch	\$15.00
(d)	10 inch	\$20.00

(e) (Above 10 inches is set by Baldwin County Water and Sewer Department)

(4) Late fee is three dollars (\$3.00) if bill is not paid by the 15th of each month.

(5) Nonpayment fee is fifty dollar (\$50.00) if bill is not paid by the end of business day of the 25th of each month. If the 25th falls on a weekend or holiday then the nonpayment fee will be imposed if the bill is not paid by the end of the next business day.

C. Return Checks/Bank Drafts

Customers who make payments with checks that are not covered with sufficient funds in the depository upon which they are drawn shall be charged a return check fee set by the Baldwin County Water and Sewer Department. Initially, the return check fee shall be thirty-five (\$35.00). This fee may be amended by Baldwin County Water from time to time and any such amendment shall become effective upon publication of notice thereof in the official organ of Baldwin County for one week. The Superintendent may require any customer whose check has been returned for insufficient funds to pay monthly water bills and all other charges assessed by the Baldwin County Water in cash or certified funds for the duration of their account with the Baldwin County Water and Sewer Department.

D. Resumption of Discontinued Service:

If water service is discontinued for nonpayment, the Baldwin County Water shall not resume water service to the violating Customer until the bill and all penalties have been paid in full and a fifty dollar (\$50.00) non-refundable service fee has been paid to the Baldwin County Water and Sewer Department by the violating Customer.

E. Additional Services

For an additional service call a fee of twenty-five (\$25.00) per service call will be assessed and added to the customer's water bill. Additional service calls are for the following:

- a) Termination of Service - If the customer prevents access to the meter so that service may not be terminated.
- b) Re-Read - Customers request that we make a return visit for a re-read of the meter.
- c) Home Inspections - Requests for water be turned on for home inspections.
- d) Turn On or Off - Requests for inactive or active water to be turned on or off to fix a leak.
- e) After Hours: Requests for after-hours connects or reconnects.

Chief Building Official
Steven Owens

Code Enforcement Officer
Lisa Marks



Baldwin County Planning & Development

121 N. Wilkinson St. Suite 205
Milledgeville, GA. 31061
Phone : (478) 445 - 4205 | Fax : (478) 445 - 1648

Permit Clerks
Brianna Marshburn
Kelsey Venable

GIS Tech
Jackson Barr

PLAT SUBMITTAL AND DEVELOPMENT FORM

DWG file must be emailed to plats@baldwincountyga.com

Applicant shall immediately have plats recorded after approval.

Date received by Baldwin County: _____

Applicant's Name: _____

Company Name (If applicable): _____

Client's Name (If applicable): _____

Contact Phone Number: _____

Fees Due:

- ☐ Subdivision plat review (\$10.00)
- ☐ Plat review development (\$10.00)

Date plans returned to applicant: _____

OFFICE USE ONLY

Signature

Date returned / Payment received



LDA / Land Disturbance Permit Application

JOB SITE ADDRESS: _____

ZIP CODE: _____

SUITE / SUBDIVISION: _____

Job Description: _____

Property Owner

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Developer

License #: _____

Valuation: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Architect

License #: _____

Valuation: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Surveyor

License #: _____

Valuation: _____

Name: _____

Address: _____

City: _____

State: _____

Zip: _____

Phone: _____

Total disturbed acres & proposed use: _____

Application Fee : \$40.00 per disturbed acre

Notice: I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

I hereby certify that I've received and read a copy of the Baldwin County Land Use Code.

Signature of Applicant or Permittee: _____

Date: _____

OFFICE USE ONLY

Building Official Signature: _____

☐ Approved
☐ Denied

Special Comments: _____

Date: _____

Baldwin County GIS Office Map Fees

GIS Disclaimer:

Baldwin County and all other entities involved in the GIS mapping process hereby disclaim any warranty or any other liability for the accuracy of this data, whether in printed or digital format. All data provided by said entities is for informational / planning purposes only and may not be relied upon as evidence of the location of property lines, topographical features, landmarks, monuments or for any other legal purpose. These areas depicted by data are approximate and are not necessarily accurate to surveying or engineering standards. Any questions about the GIS mapping process can be answered by calling Baldwin County GIS at (478) 445-7125.

Digital Data:

All digital data must be obtained with an External Hard Drive or USB Thumb-drive, unless the data is able to be sent via email. Data is available in shapefile or geodatabase feature class.

Parcel Layer

Parcel Data (Unique Identifiers only)	\$200.00
Parcel Data (additional data)	\$500.00
o Deeded acreage	
o Legal Description	
o Tax Classification	
o Tax District	
Specific Parcel Extract	\$5.00/parcel

General Layers

Address Layer	\$500.00
Road Centerline	\$50.00
County Boundary	\$25.00
Voter Districts	\$25.00
Contour Lines (2ft)	\$10.00 per acre
o Area of interest will be rounded up to the nearest acre.	

Printed Maps:

Map Size	Price	Additional Copies of Same Map
8.5 x 11 (Full Color)	\$5	\$2
8.5 x 11 (Vector Based)	FREE	FREE
11 x 17 (Full Color)	\$8	\$3
11 x 17 (Vector Based)	FREE	FREE
13 x 19 (Full Color)	\$10	\$4
13 x 19 (Vector Based)	FREE	FREE
24 x 36 (Full Color)	\$20	\$10
24 x 36 (Vector Based)	\$15	\$10
36 x 48 (Full Color)	\$50	\$20
36 x 48 (Vector Based)	\$35	\$15

Cartographic Analysis:

The Cartographic Analysis pricing is designed to allow the production of maps not included in the “Printed Map” pricing. The price for such type maps will be \$115.00 per hour with a minimum hour charge. Additional hours are charged in 1 hour increments.



Baldwin County Building Permit Application

Permits will no longer be issued the same day.

Baldwin County Planning and Development
1601 N Columbia St, Suite 200 | Milledgeville, GA 31061 | 478-445-4205

☐ Residential

☐ Commercial

☐ Demolition

☐ Georgia Power

☐ Tri-County EMC

☐ Washington EMC

☐ Oconee EMC

Baldwin County Health Department

101 Ireland Dr
Milledgeville, GA 31061
478-445-4274

Baldwin County Water Department

1601 N Columbia St, Suite 130
Milledgeville, GA 31061
478-445-4237

☐ Fully completed permit application (*Application available on-line and at the annex at 1601 N. Columbia St, Suite 200.*)

☐ Driveway permit (\$35.00, *Can be applied for in the Planning & Development office.*)

☐ 1 physical copy OR 1 electronic of house plans (*Elevations and floor plan*)

☐ Copy of plat showing footprint of structures and distances from property line setback distances (*Available in the Clerk's office, 112 N Wilkinson St, Suite 209*)

☐ Health Department Septic approval

Job site address: _____
(Street, City, State, Zip Code)

Job Description: _____

Total Heated Sq. Ft. :

Total Unheated Sq. Ft. :

Job Valuation:

Property Owner

Name : _____

Address (If different from job site address): _____

Phone Number: _____

General Contractor

Business Name : _____

License #: _____

Job site contact & phone number : _____

Notice: No changes shall be made from that which is stated in this application, including contractors or subcontractors or in attached plans and specifications, except by submitting a revised application, plans and/or specifications and receiving approval of the Chief Building Official / Inspector for such change. Granting of a permit shall not be construed as a permit for or an approval of any violation of the Building Code or any other state or local law regulating construction or the performance of construction. I hereby certify that I have read and examined this application and the information provided herein is true and correct. I further certify that all construction will comply with the International Building Codes.

Signature of Applicant or Permittee

Date

Addressing Coordinator Approval

Fire Department Approval

Planning & Development Approval

County Manager Approval

SIGNATURE/INITIALS

DATE

SIGNATURE/INITIALS

DATE

SIGNATURE/INITIALS

DATE

SIGNATURE/INITIALS

DATE



Baldwin County Building Permit Application

Sub Contractor Affidavit

*This form may be used in lieu of subcontractors submitting individual affidavits
The primary contractor shall submit this form with all applicable subcontractors prior to the
issuance if the building permits.*

Job site address: _____

Electrical Contractor

Signature of licensed card holder or authorized agent

Business Name _____
Owner Name _____
License # _____
License Expiration Date _____

Mechanical Contractor

Signature of licensed card holder or authorized agent

Business Name _____
Owner Name _____
License # _____
License Expiration Date _____

Plumbing Contractor

Signature of licensed card holder or authorized agent

Business Name _____
Owner Name _____
License # _____
License Expiration Date _____

STATEMENT OF PRIMARY CONTRACTOR: I hereby certify that the above signatures are for the license holder or their authorized agent of the job referenced above, of which I am the primary contractor. I understand that any change of subcontractor shall be permissible provided written notification is first submitted to Baldwin County Planning and Development.

Signature of primary contractor or authorized agent

Date

Notary Seal

Sworn and subscribed before me this _____ day of _____, 20____

Notary Public – Please notarize with official seal

Rasheed Mattis

From: Steve Owens <sowens@baldwincountyga.com>
Sent: Monday, July 31, 2023 3:03 PM
To: Rasheed Mattis
Cc: Kelsey May; Leshonta Williams
Subject: RE: Potential Development at 500 Meriwether Rd

From: Baldwin Permits <permits@baldwincountyga.com>
Sent: Monday, July 31, 2023 1:06 PM
To: Steve Owens <sowens@baldwincountyga.com>
Subject: FW: Potential Development at 500 Meriwether Rd

These are the questions that Rasheed Mattis has about the Gas store on 500 Meriwether Rd.

From: Rasheed Mattis <rasheedm@ch-grp.com>
Sent: Monday, July 31, 2023 1:03 PM
To: Baldwin Permits <permits@baldwincountyga.com>
Subject: Potential Development at 500 Meriwether Rd

Good afternoon,

My client is considering purchasing the property located at 500 Meriwether rd with the intentions of constructing a convenience store and fuel pumps. I have been tasked with preparing a due diligence report for this property. I have scoured through the ordinance but still have some questions I need answered.

1. What are the required parking setbacks?- Baldwin county parking requirements are in 16-51 Design standards:

2. (2)

Commercial and industrial lots shall be adequate to provide service areas and off-street parking suitable to use intended.

Note: Accessibility parking will follow 2010 ADA standards.

2. Are there any canopy setbacks?
16-51 Design standards:

(d) *Building lines.* Unless otherwise specifically provided herein, there is hereby established a building setback line of 35 feet for the front yard setback; and 15 feet for each side and rear line.

3. What are the dumpster requirements (location, screening, enclosed?)

Sec. 46-36. - Private litter control.

4. (a)

Every owner, occupant, tenant and lessee using or occupying any commercial, institutional, or industrial building or property shall be obliged, jointly and severally, to provide litter containers of the character, size, number and type as may be required to hold litter generated by operations of the premises. Specifically, and without limiting the generality of the foregoing, the requirements for those containers shall apply to shopping centers, supermarkets, convenience stores, fast food restaurants, service stations and similar establishments; and shall likewise apply to commercial establishments, garages, schools, colleges and churches or property thereof.

5. (b)

Every owner and every operator of a private or commercial parking lot shall provide litter containers of adequate size, character and number as specified by the board of commissioners, or its designee, to contain the litter generated by the operations of that parking lot.

6. (c)

Property owners and prime contractors in charge of a construction site shall be jointly and severally required to furnish litter containers for discarded building materials and other construction litter. All litter from construction and related activities shall be containerized and shall be picked up and placed in containers at the end of each workday.

7. (d)

The owner, occupant, and lessee of all property, jointly and severally, are required to remove all litter and place the same in proper containers, and vacant lots, borders, parking lots, embankments, fencing, walls and sidewalks shall be kept free of litter by those persons. Parking lots, shopping centers, convenience stores, drive-in restaurants and all other commercial and industrial enterprises shall see to it that their respective properties are kept litter free.

4. What are the typical development fees? – Are you asking for impact fees? We have none. Are you asking about permit fees? Total will be based on your valuation of building and/or square footage.

5. What are the sign setback and construction requirements? – Signage on Meriwether road: 35' off of ROW and fees based on valuation of signage. Signs on 441 will require DOT approval.

Any help that you can provide will be greatly appreciated. Feel free to reach out with any questions that you may have.
TYIA

You may reach me for further information at 478-456-0433

Steve Owens

Chief Building Official

Rasheed Mattis, EIT

Carter Harkleroad Group

1608 Tree Lane, Suite A100

Snellville, Georgia 30078

O 770-982-1996

C 770-670-9075

