



Effingham County Board of Commissioners
 Attn: Stephanie Johnson, Clerk
 804 S. Laurel Street
 Springfield, GA 31329

4/17/2026

Reference: Notice of Annexation Petition regarding Hwy 119 Parcels

Dear Commissioners,

In accordance with O.C.G.A. §§ 36-36-6 and 36-36-111, please be advised that the City of Springfield, Georgia, by the authority vested in the Mayor and Council of the City by Article 2 of Chapter 36, Title 36 of the Official Code of Georgia Annotated, will vote whether or not to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and City Council on June 9, 2026.

The properties being considered for annexation:

Parcel ID:	Current Address*	Current Zoning*	Proposed Zoning	Intended Use in next 12 months	Acreage
344-3B01	0 Hwy 119 S	AR-1	PUD	Residential Development	24.3 ✓
344-3B04	0 Hwy 119 S	AR-1	PUD	Residential Development	22.5 ✓
344-4	181 Wilder Rd	AR-1	PUD	Residential Development	5.07 ✓
344-2	0 Wilder Rd	AR-1	PUD	Residential Development	27.5 ✓
344-3B03	0 Hwy 119 S	AR-1	PUD	Residential Development	22.5 ✓
344-3A	225 Wilder Rd	AR-1	PUD	Residential Development	5.00 ✓
344-3	1030 Hwy 119 S	AR-1	PUD	Residential Development	10.00 ✓

A plat and legal description of this property are enclosed, along with a copy of the annexation petition and a map showing the location of the area to be annexed.

Pursuant to O.C.G.A. § 36-36-7 and O.C.G.A. § 36-36-9, you must notify the governing authority of the City of Springfield, in writing and by certified mail, return receipt requested, of any county facilities or property located within the property to be annexed within 5 business days of receipt of this letter. If the County has an objection under O.C.G.A. § 36-36-113, in accordance with the statutory objection and resolution process, you must notify the City of Springfield within 45 calendar days of the receipt of this notice.

The following public hearings will be held regarding the rezoning of the properties being



City of Springfield

The heart of Effingham

considered for annexation from Effingham County Zoning Classification AR-1 to Springfield Zoning Classification of PUD:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
May 26, 2026 at 6:00pm**

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin Phillips', is positioned below the word 'Sincerely,'.

Erin Phillips
Director of Planning & Development

CC: Tim Callanan, Effingham County Manager



Annexation Applicant Information:

Applicant Name: Coastal Cornerstone - Steven Smiley

Applicant Mailing Address: P.O. Box 7974, Wilmington, NC 28406

Applicant Phone/Email: (919) 801-0618 / SSmiley@coastalcdev.com

List all Properties Requesting Annexation by the above Applicant:

Parcel Pin: 03440003B01 Address: S HWY 119, SPRINGFIELD, GA 31329

Property Owner Names(s): REISER, JUDY ROBINSON

Number of Total Buildings: 0 Number of Housing Units: 0

Parcel Pin: 03440003B04 Address: S HWY 119, SPRINGFIELD, GA 31329

Property Owner Names(s): ROBINSON, JAMES EDWARD

Number of Total Buildings: 0 Number of Housing Units: 0

Parcel Pin: 3440004 Address: 181 WILDER RD, SPRINGFIELD, GA 31329

Property Owner Names(s): ANDERSON, JOHN E & ANDERSON, HAYLEY

Number of Total Buildings: 2 Number of Housing Units: 1

Parcel Pin: 3440002 Address: WILDER RD, SPRINGFIELD, GA 31329

Property Owner Names(s): ANDERSON, JOHN E & ANDERSON, HAYLEY R

Number of Total Buildings: 0 Number of Housing Units: 0

Petition Requesting Annexation

DATE OF PETITION APRIL 10, 2026

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SPRINGFIELD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Springfield, Georgia, and extend the City boundaries to include the same.

2. The description of such territory area is as follows:

Address/Location of Property: 998 GA HIGHWAY 119 S, SPRINGFIELD, GA 31329

Current Map Parcel Number: 03440003B01

Current Zoning: AR-1

See attached Deed and Plat.

3. Is the territory described herein contiguous, or across the road from the City's current boundaries? X Yes No
(if yes, see page 4)

4. It is requested that this territory to be annexed shall be zoned:

R-1 R-2 R-3 R-4 B-1 I-1 **PUD** DT RO AR-1

I request the property be zoned as above for the following reasons:

To allow for a planned residential neighborhood development.

See PUD documents for more information.

WHEREFORE, the Petitioners pray that the City Council of the City of Springfield, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Springfield, Georgia.

Respectfully Submitted,

 *Judy Robinson Reiser* 04/10/2026

JUDY ROBINSON REISER

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the following properties

03440003B01

which are the subject matter of the attached application for annexation, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: **Coastal Cornerstone - Steven Smiley**

Owner Name: **JUDY ROBINSON REISER**

Owner Address:

998 GA HIGHWAY 119 S

Street

SPRINGFIELD, GA 31329

City

State

Zip Code

Owner Telephone Number: **912.429.9945**

 *Judy Robinson Reiser*

Signature of Owner

DATE: **04/10/2026**

Petition Requesting Annexation

DATE OF PETITION APRIL 10, 2026

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SPRINGFIELD, GEORGIA

1. The undersigned, as owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Springfield, Georgia, and extend the City boundaries to include the same.

2. The description of such territory area is as follows:

Address/Location of Property: S HWY 119, SPRINGFIELD, GA 31329

Current Map Parcel Number: 03440003B04

Current Zoning: AR-1

See attached Deed and Plat.

3. Is the territory described herein contiguous, or across the road from the City's current boundaries? X Yes No
(if yes, see page 4)

(ASSUMING 03440003B01 IS ANNEXED AS WELL)

4. It is requested that this territory to be annexed shall be zoned:

R-1 R-2 R-3 R-4 B-1 I-1 **PUD** DT RO AR-1

I request the property be zoned as above for the following reasons:

To allow for a planned residential neighborhood development.

See PUD documents for more information.

WHEREFORE, the Petitioners pray that the City Council of the City of Springfield, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Springfield, Georgia.

Respectfully Submitted,

JAMES EDWARD ROBINSON

Authentisign
James Edward Robinson

04/08/26

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the following properties

03440003B04

which are the subject matter of the attached application for annexation, as is shown in the records of Effingham County, Georgia. I authorize the person named below to act as applicant in the pursuit of an annexation request of this property.

Name of Applicant: **Coastal Cornerstone - Steven Smiley**

Owner Name: **JAMES EDWARD ROBINSON**

Owner Address:

225 WILDER RD

Street

SPRINGFIELD, GA 31329-3176

City

State

Zip Code

Owner Telephone Number: **912-401-3457**

 *James Edward Robinson*

Signature of Owner

04/08/26

DATE: _____

Annexation Applicant Information:

Applicant Name: Coastal Cornerstone - Steven Smiley

Applicant Mailing Address: P.O. Box 7974, Wilmington, NC 28406

Applicant Phone/Email: (919) 801-0618 / SSmiley@coastalcdev.com

List all Properties Requesting Annexation by the above Applicant:

Parcel Pin: 03440003B03 Address: S HWY 119, SPRINGFIELD, GA 31329

Property Owner Names(s): ROBINSON, LUTHER WILLIAM

Number of Total Buildings: 0 Number of Housing Units: 0

Parcel Pin: 03440003A00 Address: 225 WILDER RD, SPRINGFIELD, GA 31329

Property Owner Names(s): ROBINSON, JAMES E

Number of Total Buildings: 2 Number of Housing Units: 1

Parcel Pin: 3440003 Address: 1030 S HWY 119, SPRINGFIELD, GA 31329

Property Owner Names(s): RODEFFER, RONALD E

Number of Total Buildings: 1 Number of Housing Units: 1

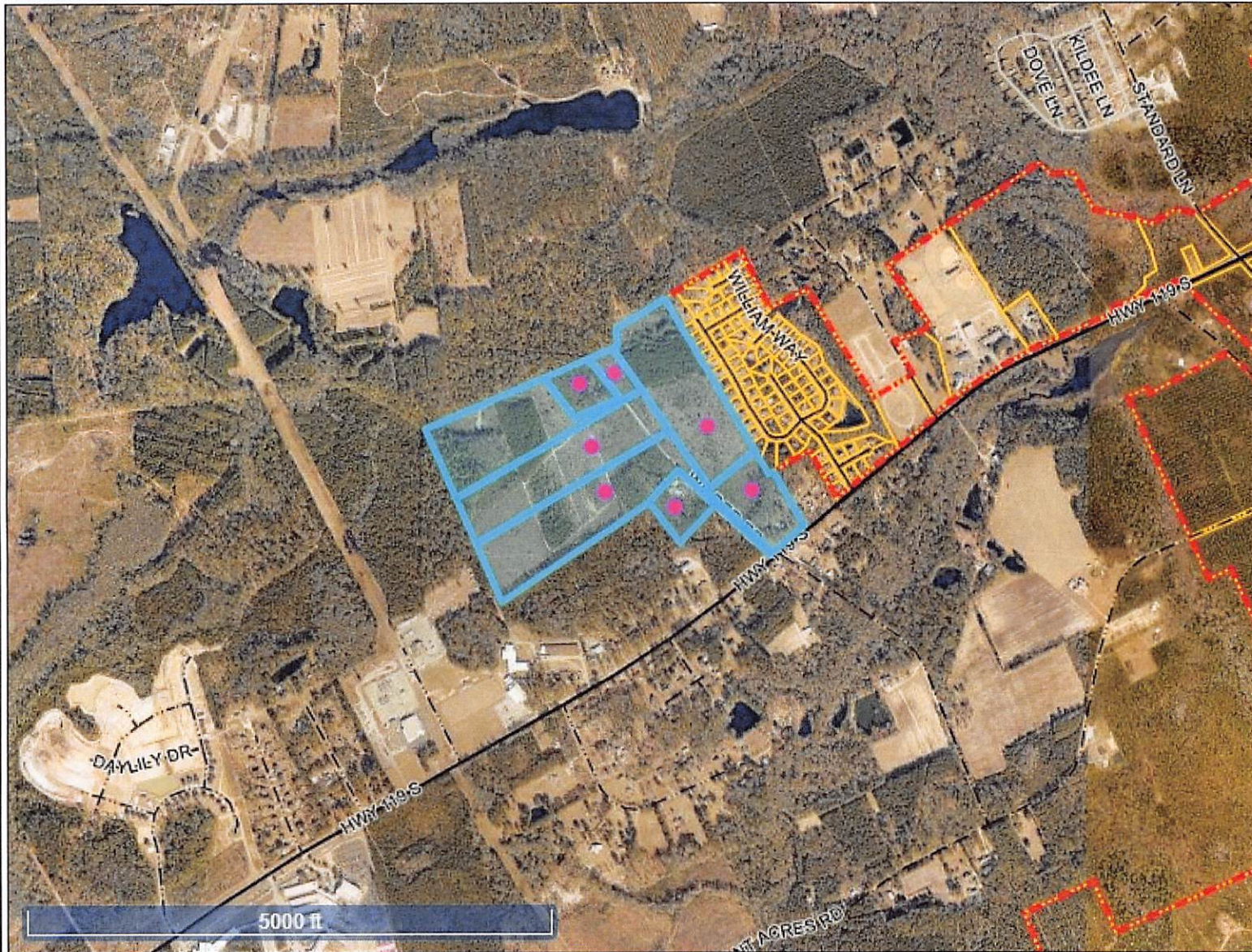
~~Parcel Pin: _____ Address: _____~~

~~Property Owner Names(s): _____~~

~~Number of Total Buildings: _____ Number of Housing Units: _____~~



Springfield



Legend

- Road Names
- Roads
 - City Roads
 - Private Roads
 - County Roads
 - State Roads
 - Federal Roads
 - Unknown Roads
 - Proposed Roads
- Railroads
- Effingham County Boundary
- Springfield Parcels
- City Boundary

5000 ft

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

17 Apr, 2026



SUMMARY	
UPLAND ACRES	± 105 AC.
42 X 120 ALLEY LOAD	± 79 (30%)
62 X 120 FRONT LOAD	± 152 (56%)
82 X 120 FRONT LOAD	± 39 (14%)
TOTAL	± 270
UPLAND DENSITY	± 2.6 DU/AC

SUMMARY W/ DUPLEX 82' LOTS	
42 X 120 ALLEY LOAD	± 79 (26%)
62 X 120 FRONT LOAD	± 152 (49%)
82 X 120 FRONT LOAD	± 78 (25%)
TOTAL	± 309
UPLAND DENSITY	± 2.9 DU/AC

CONCEPTUAL MASTER PLAN

MARCH 18, 2025

WILDER ROAD TRACT

CITY OF SPRINGFIELD | EFFINGHAM COUNTY | GEORGIA

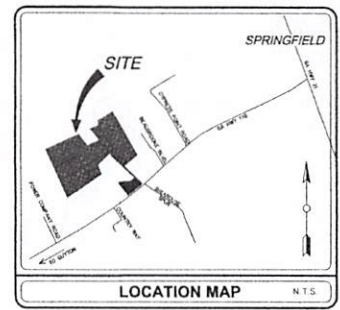
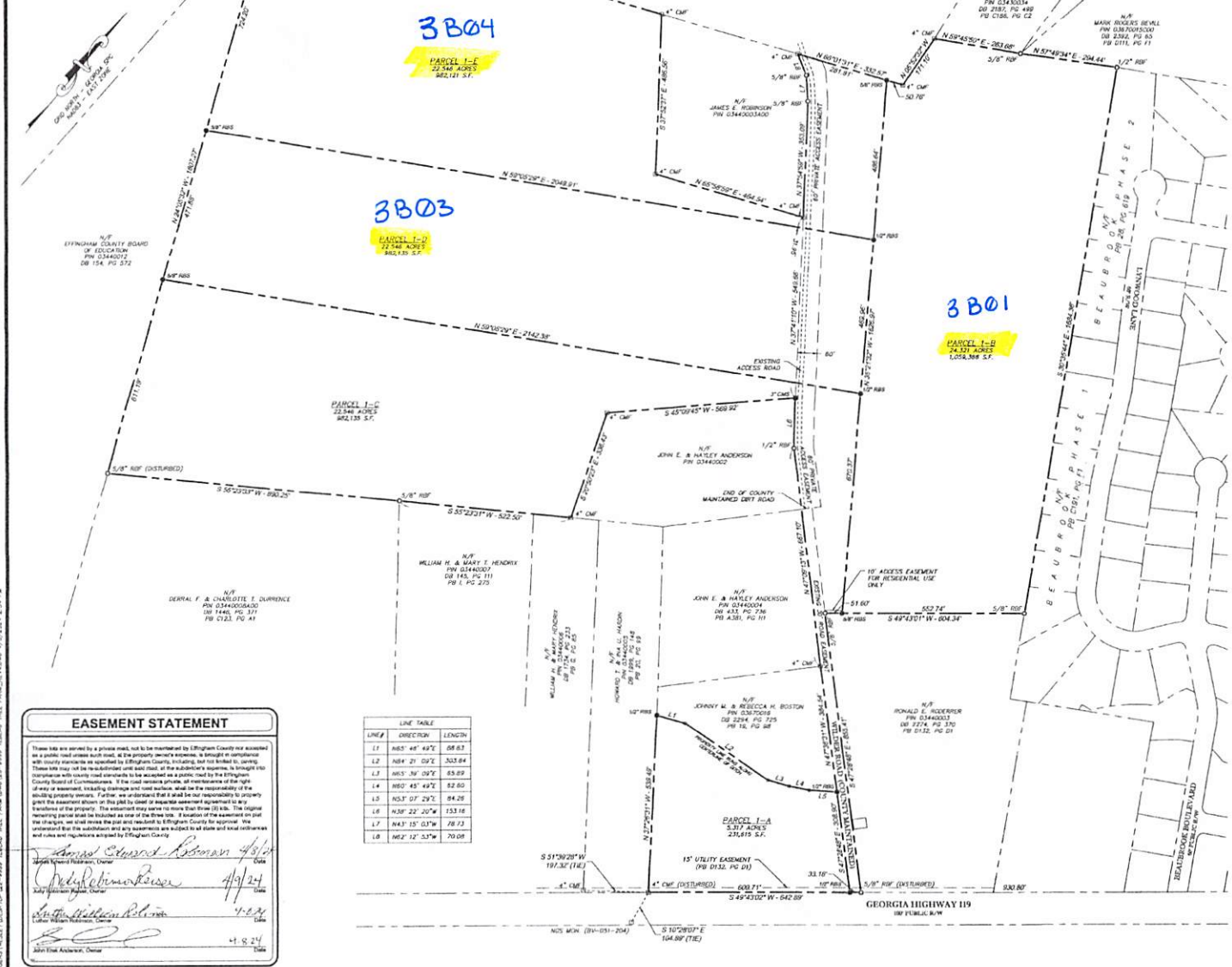


This plan is a general illustration of the development which is for discussion purposes only. It does not intend to define the location, width, and is subject to change and the user without prior written notice to the holder. Dimensions, boundaries, and position locations are for illustrative purposes only and are subject to on-site survey and second description.



Parcels 344-3B01, 344-3B04, 344-3B03

Participant ID: 4723963158
BK: 29 PG: 832-832
Filed and Recorded
04-12-2024 10:21 AM
DOC# P2024-000085
JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY



SURVEY NOTES

- 1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83)...
- 2. Based on bearings, Horizontal Control and Vertical Control were obtained utilizing GPS (real-time) systems...
- 3. All deed book references shown herein are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia...
- 4. The survey was prepared without the benefit of an original of the filed and adjusted property owner's deed information...
- 5. The property is located in Zone 1 and a General Flood Hazard Area for the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13102C0232L, Effingham County, Georgia, dated March 16, 2015...
- 6. The survey complies with the requirements of the Georgia Board of Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 16-10-1, et seq. that governs a contract between two land owners...
- 7. The term "Subdivider" as used in Public Law 104-89 (2) and (3) and relating to professional engineering and land surveying services as defined in O.C.G.A. §§ 16-10-20 and (21), shall mean a signed statement based upon facts and knowledge known by the Subdivider at the time of the survey and is not a guarantee or warranty, either expressed or implied...
- 8. The survey is made and is to stand for the original signature of the surveyor.
- 9. The Surveyor declares that this is a true and correct copy of the original of the Surveyor's Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 16-10-1, et seq. that governs a contract between two land owners...
- 10. All activities are under the jurisdiction of the U.S. Army Corps of Engineers within the State of Georgia Department of Natural Resources and are subject to approval by the Corps for discharge to these projects and without proper permit application and approval.
- 11. The Survey Plat, when approved by the State Board of Professional Engineers and Land Surveyors, shall be subject to the approval of the Georgia Board of Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 16-10-1, et seq. that governs a contract between two land owners...

CERTIFICATE OF APPROVAL FOR RECORDING

Approved for recording by the Effingham County Zoning Administration.
4/11/24
4/11/24

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-47, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approved signatures, signatures, stamps, or statements thereon. Such approvals or statements should be understood with the appropriate governmental bodies by any purchaser or user of this plat as intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-47.

EASEMENT STATEMENT

These lines are shown by a private road, not to be maintained by Effingham County nor accepted as a public road unless such road, at the property owner's expense, is brought in compliance with county standards as specified by Effingham County, including, but not limited to, curbing. These lines may not be maintained and such road, at the subdivider's expense, is brought into compliance with county standards to be accepted as a public road by the Effingham County Board of Commissioners. If the road remains private, all responsibilities of the right of way or easement, including drainage and road surface, shall be the responsibility of the landowner of the property. Further, we understand that it shall be our responsibility to properly give the easement shown on this plat by deed or easement agreement to any transferee of the property. This easement may never be more than 15 feet. The original recording permit shall be included as one of the three (3) plat. A location of the easement on plat for all rights, we shall make the plat and record to Effingham County for approval. We understand that the subdivider and any successors are subject to all state and local ordinances and rules and regulations adopted by Effingham County.

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	N85° 48' 49" E	68.83
L2	N84° 21' 02" E	332.84
L3	N63° 39' 09" E	83.69
L4	S80° 48' 49" E	32.80
L5	N03° 07' 29" E	94.26
L6	N30° 22' 30" E	733.16
L7	N43° 15' 03" W	78.73
L8	N62° 12' 53" W	70.08

REVISION DESCRIPTION

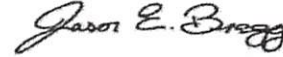
EMC ENGINEERING SERVICES, INC.
11th G.M. DISTRICT
EFFINGHAM COUNTY, GEORGIA

DIVISION OF PROPERTY ESTATE
SPEEDY TEBEAU TREE FARM, LLC

PROJECT NO:
DRAWN BY: WYW
DESIGNED BY: WYW
SURVEYED BY: WYW
SURVEY DATE: DEC. 2022
CHECKED BY: WYW
SCALE: 1" = 100'
DATE: 03/13/2024

SHEET 1 OF 1

BK: 2908 PG: 924-926
Filed and Recorded
05-10-2024 01:47 PM
DOC# D2024-003408



JASON E. BRAGG
CLERK OF SUPERIOR COURT
EFFINGHAM COUNTY

Real Estate Transfer Tax
Paid : \$ 0.00

PT-61 051-2024-001046

Participant ID: 3883633903

Judy Robinson Reiser
998 Hwy 119 S
Springfield, GA 31329

STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of May, 2024, between, **JOHN EREK**

ANDERSON, JAMES EDWARD ROBINSON and **LUTHER WILLIAM ROBINSON**, of the first part, and **JUDY ROBINSON REISER**, of the second part:

WITNESSETH that the parties of the first part, for and inconsideration of the sum of Ten (\$10.00) Dollars in hand paid, the receipt whereof is acknowledged, have bargained, sold and by these presents do remise, release and forever quitclaim to the party of the second part, his heirs and assigns, all the rights, title, interest, claim or demand the parties of the first part have or may have had in and to the following described property, to wit:

All that certain lot, tract or parcel of land lying and being in the 11th G.M. District of Effingham County, Georgia, containing 24.321 acres, more or less, and being designated as Parcel 1-B, as shown on the certain plat of survey prepared by Wesley Weitman, Registered Land Surveyor, dated March 12, 2024, and recorded in Plat Book 29, Page 832, Effingham County Records, which plat of survey is by reference incorporated herein as a part of this description.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belongings.

TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither first parties, nor any other person or persons claiming under first parties shall at any time, by any means or ways, have, claim or demand any rights, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

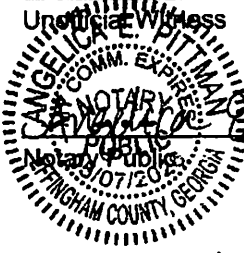
IN THE WITNESS WHEREOF, the said first parties have signed and sealed this deed to the day and year above written.

Signed this 10th day of May, 2024 in the presence of:


JOHN EREK ANDERSON

Marcia F. Linnick

Unofficial Witness

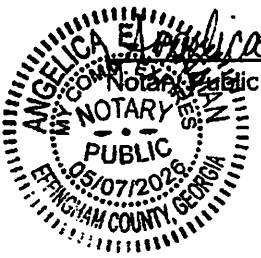


Signed this 10th day of May, 2024 in the presence of:


JAMES EDWARD ROBINSON

Marcia F. Linnick

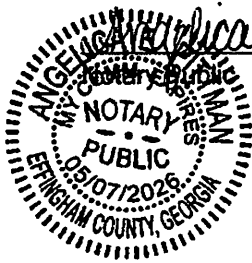
Unofficial Witness



Signed this 10th day of May,
2024 in the presence of:

Luther William Robinson
LUTHER WILLIAM ROBINSON

Marcia + Linnact
Unofficial Witness

Angela E. Pittman
ANGELA E. PITTMAN
NOTARY PUBLIC
05/07/2026
EFFINGHAM COUNTY, GEORGIA

DOC#:2024-003395
FILED IN OFFICE
5/10/2024 1:51:00 PM
BK:2908 PG:865-867
JASON E. BRAGG
CLERK.SUPERIOR COURT
EFFINGHAM COUNTY. GA

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT-61 051-2024-001043

L W Robinson
P O Box 266
Guyton, GA 31312

STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of May, 2024, between, **JAMES EDWARD ROBINSON, JUDY ROBINSON REISER and JOHN EREK ANDERSON**, of the first part, and **LUTHER WILLIAM ROBINSON**, of the second part:

WITNESSETH that the parties of the first part, for and inconsideration of the sum of Ten (\$10.00) Dollars in hand paid, the receipt whereof is acknowledged, have bargained, sold and by these presents do remise, release and forever quitclaim to the party of the second part, his heirs and assigns, all the rights, title, interest, claim or demand the parties of the first part have or may have had in and to the following described property, towit:

All that certain lot, tract or parcel of land lying and being in the 11th G.M. District of Effingham County, Georgia, containing 22.546 acres, more or less, and being designated as Parcel 1-D, as shown on the certain plat of survey prepared by Wesley Weitman, Registered Land Surveyor, dated March 12, 2024, and recorded in Plat Book 29, Page 832, Effingham County Records, which plat of survey is by reference incorporated herein as a part of this description.

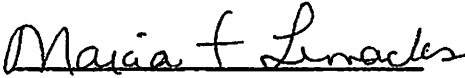
With all the rights, members and appurtenances to the said described premises in anywise appertaining or belongings.

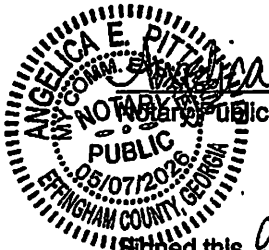
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither first parties, nor any other person or persons claiming under first parties shall at any time, by any means or ways, have, claim or demand any rights, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

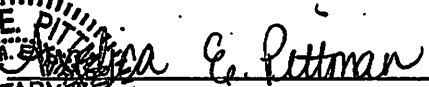
IN THE WITNESS WHEREOF, the said first parties have signed and sealed this deed to the day and year above written.

Signed this 10th day of May, 2024 in the presence of:

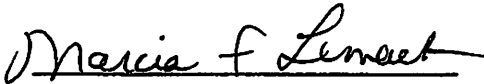

JAMES EDWARD ROBINSON


Unofficial Witness




Signed this 9th day of May, 2024 in the presence of:


JUDY ROBINSON REISER


Unofficial Witness





Signed this 10th day of May,
2024 in the presence of:


JOHN EREK ANDERSON

Marcia F. Lenacks
Unofficial Witness

Angela E. Pittman



DOC#:2024-003398
FILED IN OFFICE
5/10/2024 1:55:00 PM
BK:2908 PG:873-875
JASON E. BRAGG
CLERK, SUPERIOR COURT
EFFINGHAM COUNTY, GA

James Edward Robinson
225 Wilder Road
Springfield, GA 31329

REAL ESTATE TRANSFER TAX
PAID: \$0.00

PT-61 051-2024-001042

STATE OF GEORGIA
COUNTY OF EFFINGHAM

QUITCLAIM DEED

THIS INDENTURE, made this 10th day of May, 2024, between, **JOHN EREK ANDERSON, JUDY ROBINSON REISER and LUTHER WILLIAM ROBINSON**, of the first part, and **JAMES EDWARD ROBINSON** of the second part:

WITNESSETH that the parties of the first part, for and inconsideration of the sum of Ten (\$10.00) Dollars in hand paid, the receipt whereof is acknowledged, have bargained, sold and by these presents do remise, release and forever quitclaim to the party of the second part, his heirs and assigns, all the rights, title, interest, claim or demand the parties of the first part have or may have had in and to the following described property, to wit:

All that certain lot, tract or parcel of land lying and being in the 11th G.M. District of Effingham County, Georgia, containing **22.546** acres, more or less, and being designated as **Parcel 1-E**, as shown on the certain plat of survey prepared by Wesley Weitman, Registered Land Surveyor, dated March ¹³ 2024, and recorded in Plat Book 29, Page 832, Effingham County Records, which plat of survey is by reference incorporated herein as a part of this description.

With all the rights, members and appurtenances to the said described premises in anywise appertaining or belongings.

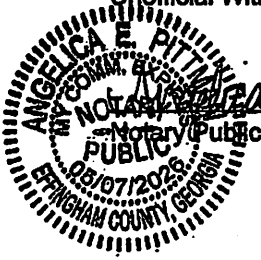
TO HAVE AND TO HOLD the said described premises unto the said party of the second part, his heirs and assigns, so that neither first parties, nor any other person or persons claiming under first parties shall at any time, by any means or ways, have, claim or demand any rights, title or interest in or to the aforesaid described premises or its appurtenances, or any rights thereof.

IN THE WITNESS WHEREOF, the said first parties have signed and sealed this deed to the day and year above written.

Signed this 10th day of May, 2024 in the presence of:


JOHN EREK ANDERSON

Marcia F Lemacks
Unofficial Witness

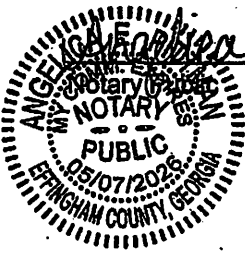


Angela E. Pittman
Notary Public

Signed this 9th day of May, 2024 in the presence of:


JUDY ROBINSON REISER

Marcia F Lemacks
Unofficial Witness



Angela E. Pittman
Notary Public

Signed this 10th day of May,
2024 in the presence of:

Luther William Robinson
LUTHER WILLIAM ROBINSON

Maria F Lemacks
Unofficial Witness

Angela E. Pittman
Notary Public
PUBLIC
05/10/2024
EFFINGHAM COUNTY, GEORGIA