



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 Ebenezer Rd Properties

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
446-41	667 Ebenezer Rd	AR-1	B-1	Future Development	7.0
446-47	120 Entrepreneur Way	AR-1	B-1	Future Development	2.44

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 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**

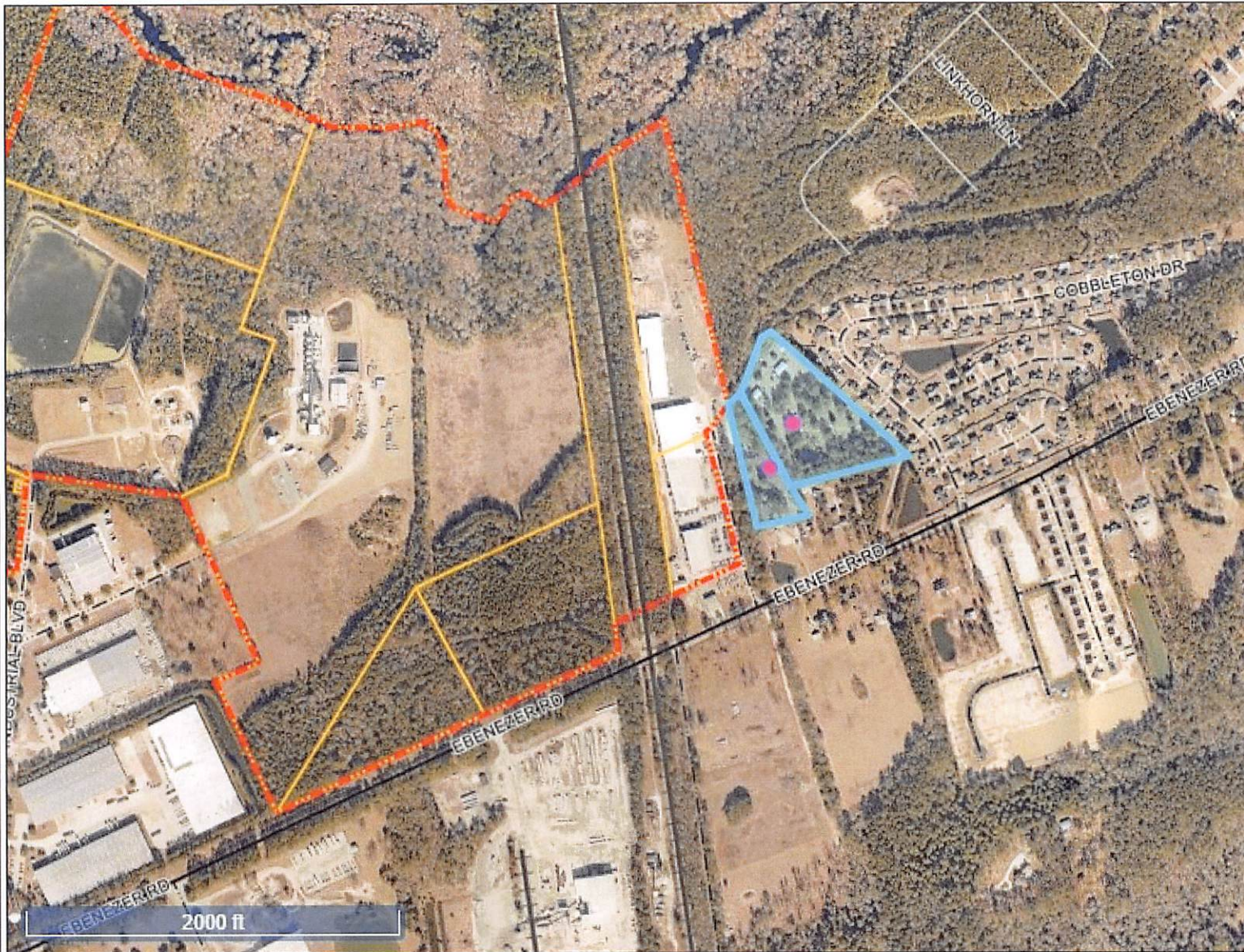
Sincerely,

Erin Phillips  
Director of Planning & Development

CC: Tim Callanan, Effingham County Manager



# Springfield Annexation Proposed



### 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

This map is a user generated static output from [rightspot.spateng.com](https://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**

Petition Requesting Annexation



DATE \_\_\_\_\_

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: 667 Ebenezer Rd

Current Tax Map Number: 04460041

See description attached.

3. Is the territory described herein contiguous, or across the road from the City's current boundaries?  Yes  No

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

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

for the following reasons:

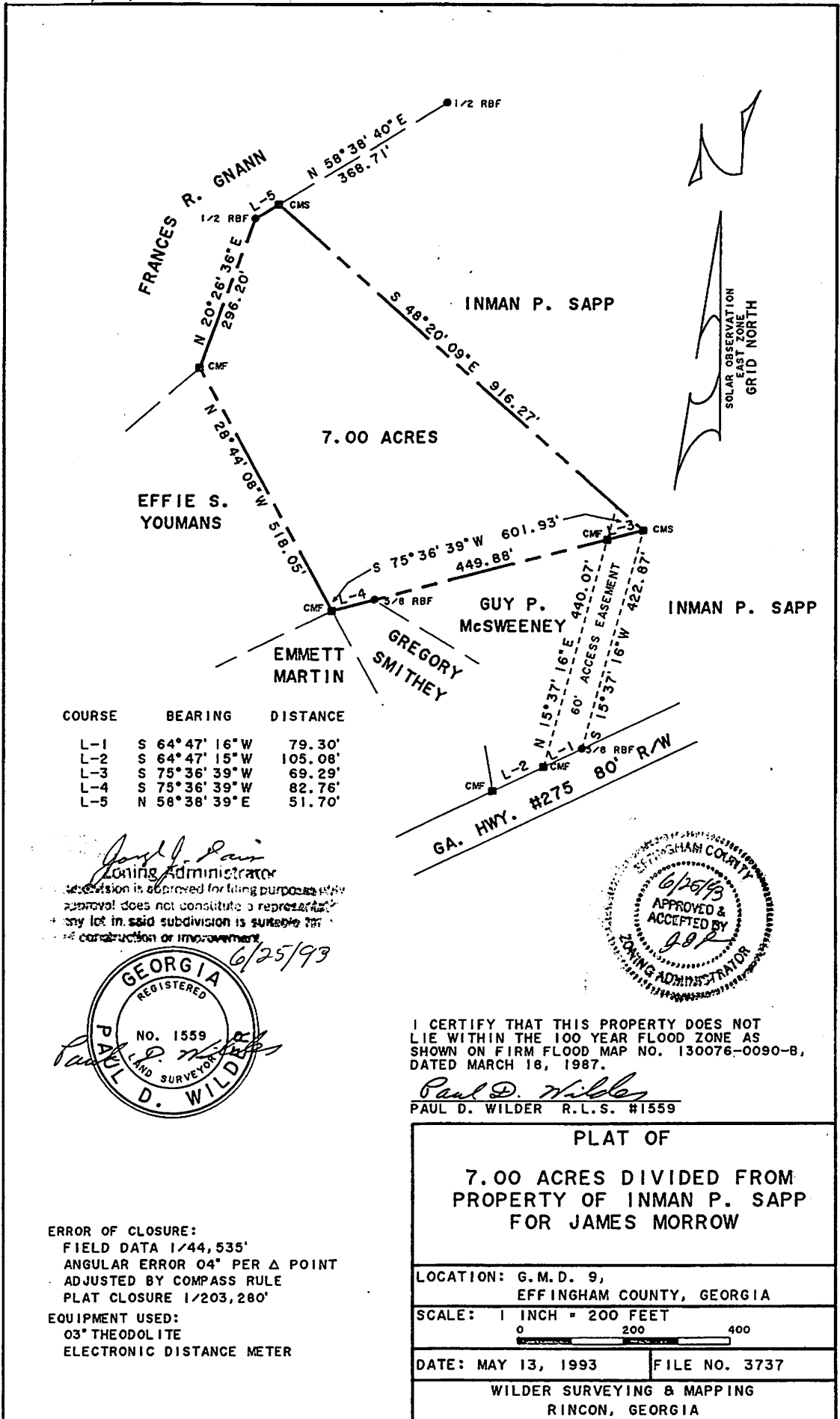
WHEREFORE, the Petitioners pray that the City Council of the City of Springfield, Georgia, pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georgia Laws, 1946, do by proper ordinance annex said property to the City Limits of the City of Springfield, Georgia.

Respectfully Submitted,

Douglas M. Edwards

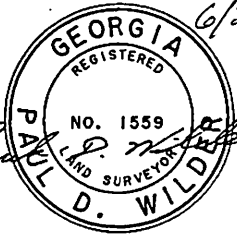
[Signature]  
Printed Name and Signature of Owner(s)





*Joseph J. Davis*  
Zoning Administrator  
This decision is approved for filing purposes only. Approval does not constitute a representation of any lot in said subdivision is suitable for construction or improvement.

6/25/93



I CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130076-0090-B, DATED MARCH 18, 1987.

*Paul D. Wilder*  
PAUL D. WILDER R.L.S. #1559

**PLAT OF**

**7.00 ACRES DIVIDED FROM PROPERTY OF INMAN P. SAPP FOR JAMES MORROW**

LOCATION: G.M.D. 9, EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

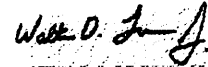
DATE: MAY 13, 1993 FILE NO. 3737

WILDER SURVEYING & MAPPING  
RINCON, GEORGIA

**ERROR OF CLOSURE:**  
FIELD DATA 1/44,535'  
ANGULAR ERROR 04" PER Δ POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/203,280'

**EQUIPMENT USED:**  
03" THEODOLITE  
ELECTRONIC DISTANCE METER

BK: 3033 PG: 497-498  
Filed and Recorded  
03-31-2026 10:43 AM  
DOC# D2026-002587



WALT LAWSON  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY  
Real Estate Transfer Tax  
Paid : \$ 1000.00  
PT-61 051-2026-000762

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South  
Springfield, GA 31329

Our File #: 26-096

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

**This Indenture** made this **30th** day of **March, 2026**, between **Kadela Properties, LLC**, a limited liability company organized and existing in the State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **SIS Holdings XVI, LLC Exchange Accommodation Title Holder for Deland Properties LLC**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

**ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, containing 7.00 acres, more or less, that is shown and more particularly described by the plat of survey entitled "7.00 Acres divided from Property of Inman P. Sapp for James Morrow", made by Paul D. Wilder, R.L.S. #1559, dated May 13, 1993, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A226, Slide E-2, (also shown as Plat Cabinet A, Slide 226 E-2) which is incorporated into this description by specific reference thereto.**

**This being the same property conveyed by Ladner Consulting, Inc. to Kadela Properties, LLC as evidenced by that certain Quitclaim Deed dated March 6, 2015 and recorded in Deed Book 2281, page 55, aforesaid records.**

**TOGETHER with non-exclusive rights in and to the full enjoyment of that certain Sixty (60) foot wide road easement shown on the aboverefereced plat running from State Highway 275 to the Southeastern most corner of the property line of the abovedescribed**

property conveyed hereunder for the purpose of ingress, egress and for the location of any and all utility installations benefiting the said property and maintenance of same.

**SUBJECT, HOWEVER,** to all restrictive covenants, easements and rights-of-way of record.

Said property has a current property tax identification number of 04460041 with a street address of 667 Ebenezer Road, Rincon, Georgia, 31326.

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

**AND THE SAID** Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above Grantor.

**IN WITNESS WHEREOF,** Grantor, by and through its authorized agent, has hereunto set its hand and seal this day and year first above written.

**KADELA PROPERTIES, LLC**

Signed, sealed and delivered this 30<sup>th</sup> day of March, 2026 in the presence of:

Catherine J. Jones  
Unofficial Witness

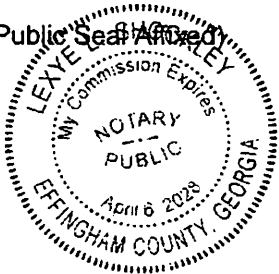
By: [Signature] (Seal)  
**Clifford DeWayne Ladner, Manager/  
Managing Member**

[Signature]  
Notary Public

\_\_\_\_\_  
(Seal)

My commission expires 4/6/28

(Notary Public Seal Affixed)



Petition Requesting Annexation



DATE \_\_\_\_\_

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: 120 Entrepreneur Way

Current Tax Map Number: 044600417

See description attached.

3. Is the territory described herein contiguous, or across the road from the City's current boundaries?  Yes  No

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

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

for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

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,

Douglas M. Edwards

[Signature]  
Printed Name and Signature of Owner(s)

Authorization by property owner


I swear that I am the owner of the property which is the subject matter of the attached application, 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: Deland Properties LLC

Address: P.O. 948

Rincon                      Ga.                      31326  
City                                      State                                      Zip Code

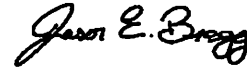
Telephone Number: 912-658-8027

  
\_\_\_\_\_  
Signature of Owner



D2022007341

FILED IN OFFICE  
CLERK OF COURT  
07/19/2022 12:35 PM  
JASON E. BRAGG, CLERK  
SUPERIOR COURT  
EFFINGHAM COUNTY, GA



REAL ESTATE  
TRANSFER TAX  
PAID: \$250.00

PT-61 051-2022-002159

3883633903  
PARTICIPANT ID

Return Recorded Document to:  
The Ratchford Firm  
1575 Highway 21 South  
Springfield, GA 31329

Our File #: 22-336

## LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 18th day of July, 2022, between Daniel L. Mathis and Amy D. Mathis, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Deland Properties, LLC, a Georgia Limited Liability Company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH that:** Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said grantee,

**ALL those certain lots, tracts or parcels of land situate, lying and being in the 9th G.M. District, Effingham County, Georgia, known and designated as PARCEL ONE (1), containing 1.68 acres, more or less, known and designated as PARCEL 1, and known and designated as PARCEL TWO (2), containing 0.76 of an acre, more or less, that are shown and more particularly described by the plat of survey made by Warren E. Poythress, R.L.S. #1953, dated December 22, 2010, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet D, Slide 57D-1, which is incorporated into this description by specific reference thereto.**

This being the same property conveyed by Emmett D. Mathis to Daniel L. Mathis and Amy D. Mathis as evidenced by that certain Joint Tenancy With Right of Survivorship Warranty Deed dated January 19, 2011 and recorded in Deed Book 1991, page 199, aforesaid records.

**SUBJECT, HOWEVER, to all restrictive covenants, easements and rights-of-way of record.**

Said property has a current property tax identification number of 04460-047-000 with a street address of 120 Entrepreneur Way, Rincon, Georgia, 31326.

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

AND THE SAID Grantor will warranty and forever defend the right and title to the above described property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 18<sup>th</sup>  
day of July, 2022  
in the presence of:

[Signature]  
Unofficial Witness

[Signature] (Seal)  
Daniel L. Mathis

[Signature]  
Notary Public

[Signature] (Seal)  
Amy D. Mathis

My commission expires 10/11/2025  
(Notary Public Seal Affixed)

