



Tim Callanan  
County Administrator, Effingham County  
804 S. Laurel Street  
Springfield, GA 31329

5/12/2023

Reference: Notice of Annexation Petition of parcels 429A-1B, 429A-05, 429A-1c, 429A-1C01

Dear Mr. Callanan

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 July 11, 2023.**

The properties being considered for annexation are the following parcels:

<u>Parcel Pin</u>	<u>Address</u>	<u>Acreege</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Current Use</u>
429A-05	283 Industrial Blvd	6.32	I-1	I-1	Vacant/Cell Tower
429A-1B	Industrial Blvd	0.06	I-1	I-1	Pump Station
429A-1C	Ebenezer Rd	9.5	I-1	I-1	Vacant Lot
429A-1C01	Ebenezer Rd	13.55	I-1	I-1	Vacant Lot

A plat for each of these properties is 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 of I-1 to Springfield Zoning Classification I-1

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
June 15<sup>th</sup>, 2023 at 6:00pm**

Sincerely,  
Erin Phillips, Planning & Development Director

## **Public Notice**

**The City of Springfield Planning and Zoning Board and City of Springfield Mayor and Council will hold public hearings on**

**Thursday, June 15, 2023 beginning at 6:00pm**

to receive comments on the following items:

1. Request for Annexation and Rezoning of

Parcels 429A-05 & 429-1B located at 283 Industrial Boulevard and consisting of approximately 6.4 Acres; and

Parcels 429A-1C01 & 429A-1C located on Ebenezer Road consisting of approximately 23.05 acres.

Each of the four properties above currently have an Effingham County Zoning designation of I-1 and are requesting a Springfield Zoning designation of I-1.

All public hearings and meetings will be held in the Springfield Council Room located at 130 S. Laurel Street (located between Springfield City Hall and Springfield Police Department).



# City of Springfield

Community Development Department

130 S. Laurel Street  
PO Box 1  
Springfield, GA 31329  
(912) 754-7617

## Application for Annexation



Please Include the Following:

1. Sketch Site Plan for each property - Show location of existing buildings and other improvements, if applicable.
2. Copy of Property Deed for each property containing a legal property description.
3. Current Zoning Certification letter.
4. Each Applicant must complete an Application for Annexation – Page 2 of this packet.

The Applicant may or may not be the owner of the property. The Applicant will receive all correspondence related to the Annexation and be the point of contact during the annexation proceedings.

5. Each owner must complete a Petition Requesting Annexation – Page 3 of this packet.

This Petition must be signed by the Property Owner of record as indicated on the property deed(s).

One petition is needed for **each property** requesting Annexation.

6. Most recent recorded plat or survey of property.

7. Authorization by Property Owner – Page 4 of this packet

Use this authorization form only if that applicant is **not** the property owner, or if the applicant is not the sole owner of the property.

This Authorization must be signed by any and all the Property Owners(s) of record as indicated on the property deed(s).

Only one Authorization letter per property owner is needed.



Annexation Applicant Information:

Applicant Name: Effingham County Industrial Development Authority

Applicant Mailing Address: PO Box 263, Rincon, GA 31329

Applicant Phone/Email: (912) 392-3000



List all Properties Requesting Annexation by the above Applicant:

Parcel Pin: 429A-1B Address: Industrial Blvd (.06 Acres)

Property Owner Names(s): Effingham County Industrial Development Authority

Number of Total Buildings: 1 Pump Station Number of Housing Units: 0

Parcel Pin: 429A-5 Address: 283 Industrial Blvd (6.32 Acres)

Property Owner Names(s): Effingham County Industrial Development Authority

Number of Total Buildings: 1 cell tower Number of Housing Units: 0

Parcel Pin: 429A-1C Address: Ebenezer Road (9.5 Acres)

Property Owner Names(s): Effingham County Industrial Development Authority

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

Parcel Pin: 429A-1C01 Address: Ebenezer Road (13.55 Acres)

Property Owner Names(s): Effingham County Industrial Development Authority

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

Petition Requesting Annexation

DATE OF PETITION 4/14/2023

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: Ebenezer Road and Industrial BLVD

Current Map Parcel Number: 429A-1B, 429A-5, 429A-1C, 429A-1C01 Current Zoning: I-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:

Requesting new zoning to be consistent with current zoning of I-1

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,

Brandt Herndon, CEO, Effingham County Industrial Development Authority

Brandt Herndon Brandt Herndon

Printed Name and Signature of Owner(s)

Authorization by property owner

I swear that I am the owner of the following properties

429A-1B, 429A-5, 429A-1C, 429A-1C01

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: ECFDA Amanda Hernandez

Owner Name: ECFDA

Owner Address:

777 Old Augusta Road  
Street  
Rincon Ga 31326  
City State Zip Code

Owner Telephone Number: 404-787-0896

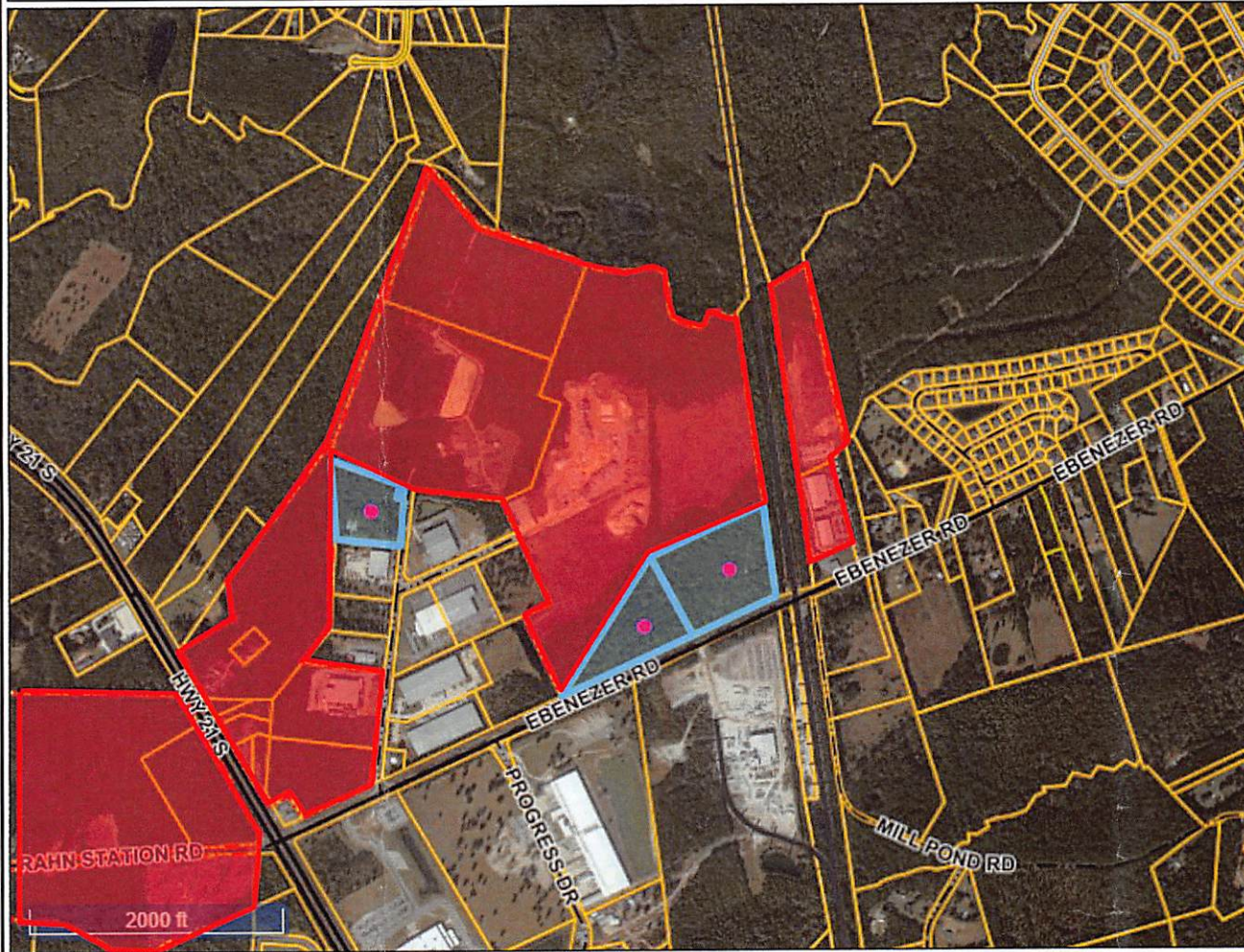
Amanda Hernandez  
Signature of Owner

DATE: 5/10/23





# Springfield



### Legend

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

429A-05  
429A-13

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**



23 Feb, 2023







