

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:

Parcel Pin	Address	Acreage	Current	Proposed	<u>Current Use</u>
			Zoning	Zoning	
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 15th, 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

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

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

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

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 Ind	ustrial Development Authority		
Applicant Mailing Address	PO Box 263, Rincon, GA 31329			
Applicant Phone/Email:	(912) 392-300	(912) 392-3000		
List all Properties Request Parcel Pin: 429A-1B	the state of the s	above Applicant: Industrial Blvd (.06 Acres)		
	ECC 1	Industrial Development Authority		
Property Owner Names(s)  Number of Total Buildings	1 Down 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 Building		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 Building	0		0	
Parcel Pin: 429A-1C01		Ebenezer Road (13.55 Acres)		
Property Owner Names(s)	: Effingham County	Industrial Development Authority		
Number of Total Building	s: 0	Number of Housing Units: _	0	

# Petition Requesting Annexation

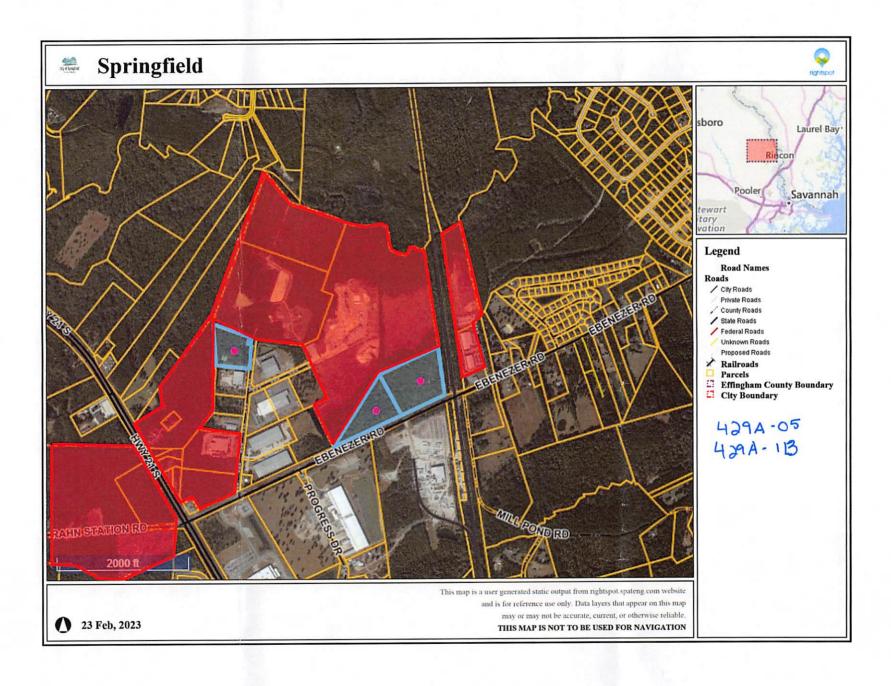
DATE OF PETITION \_

4/14/2023

TO THE HONORABLE MAYOR AND COUNCIL OF THE CITY OF SPRINGFIELD GEORGIA
<ol> <li>The undersigned, as owner of all real property of the territory described herein, respectful requests that the City Council annex this territory to the City of Springfield, Georgia, and exter the City boundaries to include the same.</li> </ol>
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, Current Zoning: I-1  429A-1C, 429A-1C01
See attached Deed and Plat.
3. Is the territory described herein contiguous, or across the road from the City's current boundaries? X YesNo (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, Georg pursuant to the provisions of the Acts of the General Assembly of the State of Georgia, Georg Laws, 1946, do by proper ordinance annex said property to the City Limits of the City Springfield, Georgia.
Respectfully Submitted,
Brandt Herndon, CEO, Effingham County Industrial Development Authority
Brandt Hemden Brown Blee
Printed Name and Signature of Owner(s)
Annexation Application Page 3 of

## Authorization by property owner

I swear that I am the owner of the	ne following properties	
429A-1B, 429A-5, 42	29A-1C, 429A-1C01	
C laberating to your	Par meaning on the second	CHAR AUGARDON -
which are the subject matter of t of Effingham County, Georgia. pursuit of an annexation request	I authorize the person name	nexation, as is shown in the records d below to act as applicant in the
Name of Applicant: _ E C ]	DA Bama	ly Berndon
Owner Name: <u>ECFO/A</u>	2	
Owner Address:		200 1 0 50 050 E 150 050 E - 1
777 Old	Augusta Roa	iel
Street Rincen City	Ga	31326
City	State	Zip Code
Owner Telephone Number:	404-787-08	396
Bromet Abo.	ne	
Signature of Owner		
DATE: 5/10/23		



PCTH 81.CI REFERENCE 2 05 MAY 13 AT 9: 36 LEGEND CLEIK EGCSC. IRF - IRON ROD FOUND CMF # -CONCRETE MONUMENT FOUND IRS O -IRON ROD SET EMC ENGINEERING SERVICES, INC. S7038'07"E 26.11 N/F LANCASTER 25' BUFFER 25 15' UTILITY EASEMENT 30' DRAINAGE EASEMENT NO2'35'51"E LOT 5 - B NORTHERN PORTION LOT 5 -FENCE 275,395,44 S.F. LOT 5 - A (6.32 ACRES) NORTHERN 100' LOT 4 AND SOUTHERN PORTION LOT 5 165,041.73 S.F. LOT 4 - A SOUTHERN PORTION LOT 4 (3.79 ACRES) 138,285.15 S.F. 40' DRAINAGE &-(3.17 ACRES) SPRINGFIELD LOT 3 WASTEWATER TREATMENT SITE PUMP STATION SITE AS PER REFERENCE PLAT. 506'01'08"H - 61.86 PUMP STATION SHTE ENCROACHES BROKEN CMF N06'00'32"E 288.97 385.10 1038.80 1389' TO GA. HWY 275 INDUSTRIAL BOULEVARD 80' R/W NO6'01'08"E 667.50 TRUETLEN STREET 80 R/W IN MY PROFESSIONAL OPINION THIS REFERENCE: PLAT OF PHASE I EFFINGHAM COUNTY INDUSTRIAL AUTHORITY, SURVEYD BY WILDER SURVEYING & MAPPING, DATED 9/30/91. IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM ITHIS SUBDIVISION FURT MAS BEEN FUUND TO GOMENT WITH THE EFFICIENTAM COUNTY SUBDIVISION REQULATIONS AND WAS APPROVED BY THE ZONING ADMINISTRATOR OF EFFINGHAM COUNTY FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COU IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING. BASED ON MY OBSERVATION THIS LOT IS LOCATED IN ZONE X, WHICH IS OUTSIDE THE 800-YEAR FLOOD ZONE AS DETERMINED BY FEM.A. FLOOD INSURANCE RATE MAPS, COMMUNITY No. 130076, PANEL No. 0090-B, MAP DATED MARCH IS, 1087. 11/2005 3-12-05 TOTAL AREA: 578,722.32 S.F. [13.28 ACRES] ADJUSTMENT METHOD: COMPASS RULE ANGULAR ERROR QS\_ PER 4 POINT. E.O.C. PLAT: 1/993,778 E.O.C. PLAT: EXCEEDS 1/15,000 CHARLES W. TUTEN, JR EQUIPMENT USED: SOKKIA SET 4-A PROPERTY IS SERVED BY CITY OF SPRINGFIELD WATER AND SEWER SYSTEMS. GA. REG. L.S. NO. 2348 FIFED WORK PERFORMED ON FEBUARY II. 2005

LOT 4 AND LOT 5, PHASE I, EFFINGHAM COUNTY INDUSTRIAL AUTHORITY MINOR SUBDVISION OF LOT 4 AND LOT 5, PHASE FINGHAM COUNTY INDUSTRIAL AUTHORITY, 9th G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA

REVISIONS NUMBER DA1

DESIGN:

GRAPHICS: REVIEW:

DATE: 3/22/ SCALE: PROJECT: 04-10

SHEET: 1 0

