



RECEIVED VIA POSTAL MAIL  
JUNE 28, 2024

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

6/21/2024

Reference: Notice of Annexation Petition regarding parcel 389B-18

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 August 13, 2024.

The property being considered for annexation is parcel number 389B-18 located at 1528 Hwy 21 S. and consisting of approximately 1.00 acres in total. 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 property being considered for annexation from Effingham County Zoning Classification B-2 to Springfield Zoning Classification B-1:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
July 23, 2024 at 6:00pm**

Sincerely,

Erin Phillips  
Director of Planning & Development



# City of Springfield

Community Development Department

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

Received 6/13/24  
*(Signature)*

## Application for Annexation

Tax Map Number: 0389B018 Date: 6/6/2024

Address of subject property: 1528 S Hwy 21, Springfield, GA 31329

Owner of Property: Midnight Garden LLC

Owner's Address: 102 B Park of Commerce Dr, Savannah, GA 31405

Telephone Number: 912.441.8884

Housing Units: N/A Other Buildings: 1 Principle Building

Total Acreage 1.00

### Please Include the Following:

- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description and plat.
- C. Copy of Property Deed
- D. Current Zoning Certification letter
- E. Fee - No fees required.
- F. Petition Requesting Annexation – Owner(s) must complete Page 2.
- G. Authorization by Property Owner – Owner(s) must complete Page 3.

Scott Allison

Digitally signed by Scott Allison  
Date: 2024.06.13 15:51:16-04'00'

\_\_\_\_\_  
Applicant Signature

Petition Requesting Annexation

DATE 6/6/2024

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: 1528 S Hwy 21, Springfield, GA 31329

Current Tax Map Number: 0389B018

See description attached.

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

for the following reasons:

Extension of parking for Southern Motors Chrysler Springfield Location.

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,

Adam J Kaminsky

[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: Coleman Company, Inc. - Scott Allison / Chuck Singleton

Address: 1480 Chatham Parkway, Suite 100

<u>Savannah</u>	<u>GA</u>	<u>31405</u>
City	State	Zip Code

Telephone Number: 912-200-3041

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





# Parcel 389B-18



Springfield



## Legend

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

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



21 Jun, 2024





**EXHIBIT "A"**  
Legal Description

ALL that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing One(1) acre, more or less, and being bounded on the north-northeast by Georgia State Highway 21, on which it has a frontage of 160 feet; on the east-southeast by lands of Milton Arden, Jr., on which it has a frontage of 272.3 feet; on the south-southwest by lands of Milton Arden, Jr., on which it has a frontage of 272.3 feet.

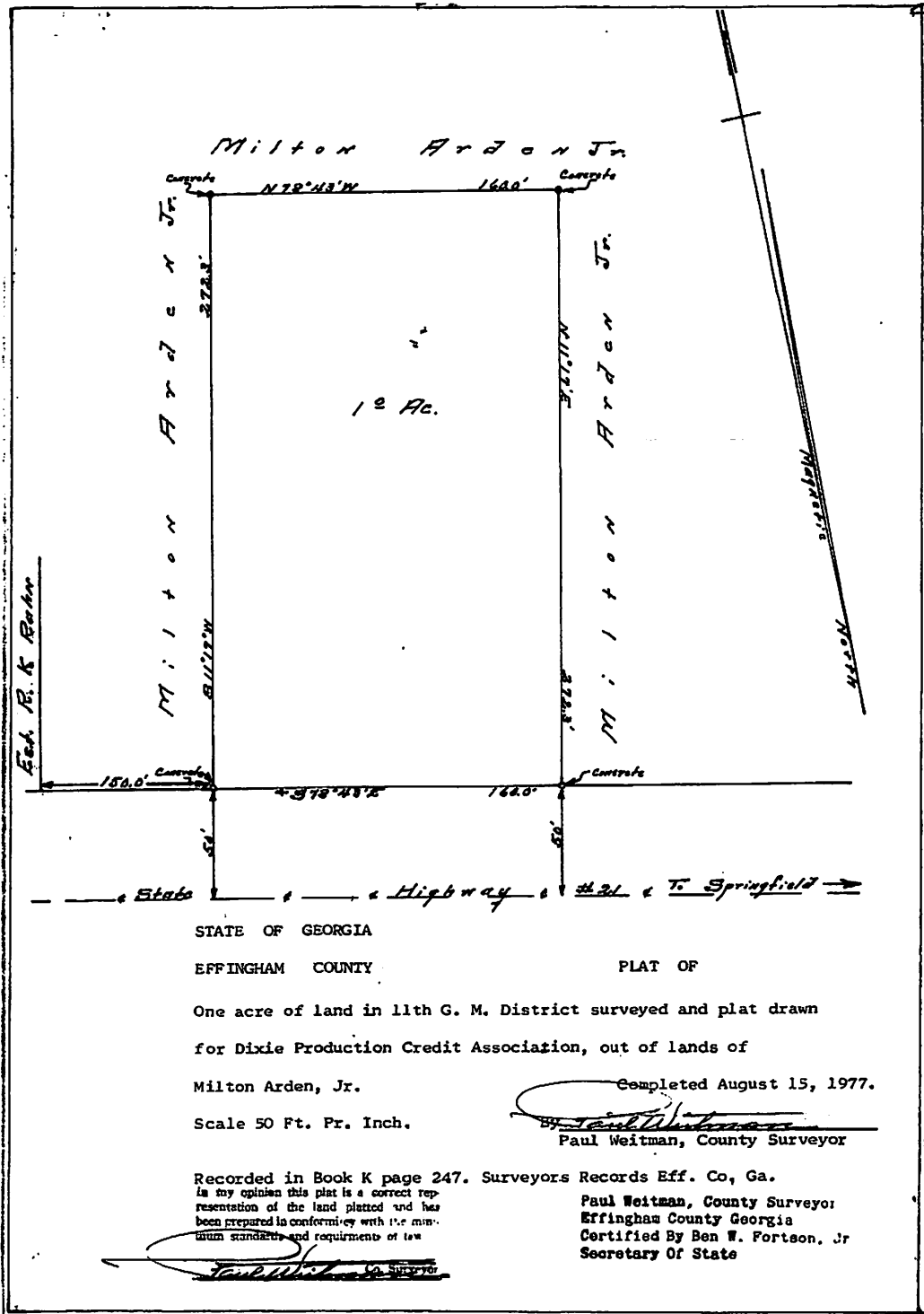
Express reference is hereby made to a plat of said lands made by Paul Waitman, County Surveyor, Effingham County, Georgia, dated August 15th, 1977, recorded in the office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Record Book 11, page 236, for better determining the metes and bounds of said lands herein conveyed.

ACKNOWLEDGED AND AUTHORIZED BY:

Wilson & Kessler Properties, LLC

BY: C. L. [Signature] M/22

BY: [Signature] M/22



STATE OF GEORGIA

EFFINGHAM COUNTY

PLAT OF

One acre of land in 11th G. M. District surveyed and plat drawn  
for Dixie Production Credit Association, out of lands of

Milton Arden, Jr.

Completed August 15, 1977.

Scale 50 Ft. Pr. Inch.

By Paul Weitman  
Paul Weitman, County Surveyor

Recorded in Book K page 247. Surveyors Records Eff. Co, Ga.

In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

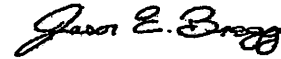
Paul Weitman, County Surveyor  
Effingham County Georgia  
Certified By Ben W. Fortson, Jr  
Secretary Of State



After Recording Return To:  
The Pace Law Firm LLC  
7505 Waters Ave, Suite B-9  
Savannah, GA 31406

Parcel No.: 0389B018  
Order No.: 2024-0004

BK: 2897 PG: 344-346  
Filed and Recorded  
03-01-2024 11:59 AM  
DOC# D2024-001486



JASON E. BRAGG  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY

Real Estate Transfer Tax  
Paid : \$ 1500.00

PT-61 051-2024-000454  
Participant ID: 3714154540

### LIMITED WARRANTY DEED

THIS INDENTURE, made this 29th day of February, 2024, between Wilson & Kessler Properties LLC, a Georgia limited liability company, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Midnight Garden, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

WITNESSETH that Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) 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:

See Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

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 warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 29th day of February, 2024.

Signed, sealed and delivered in the presence of:

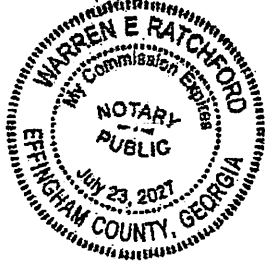
Madison E. Pittman  
Unofficial Witness

[Signature]  
Notary Public  
My Commission Expires: 7/23/2027

Wilson & Kessler Properties LLC

BY: Corley Lee Kessler m/27 (SEAL)  
Corley Lee Kessler

BY: Michael E Wilson m/27 (SEAL)  
Michael E Wilson





County  
**Effingham**  
*Georgia*  
Board of Commissioners

Development Services Department  
Planning & Zoning  
804 South Laurel Street  
Springfield, GA 31329  
(912) 754-2105

June 13, 2024

William Cunningham  
Scott Allison  
Coleman Company  
1480 Chatham Parkway Ste. 100  
Savannah, GA 31405

Via email to: [sallison@cci-sav.com](mailto:sallison@cci-sav.com) and [wcunningham@cci-sav.com](mailto:wcunningham@cci-sav.com)

RE: Zoning Verification  
Map# 389B Parcel# 18

To whom it may concern:

This letter is to acknowledge that the above-referenced, 1-acre property located at 1528 Highway 21 South, Springfield GA, is in the B-2 zoning district. Section 5.10 B-2 General Commercial Districts is attached to this letter. The rezoning of this property, from AR-1 to B-2, was approved on April 5, 1977.

The Effingham County Development Services office makes every effort to provide the most accurate interpretation possible based on the information available. This letter addresses zoning only; other codes and ordinances may apply. This letter does not guarantee approval of a specific project or application.

Please do not hesitate to contact me if I may be of any further assistance.

Sincerely,

*Chelsie Fernald*

Chelsie Fernald, CFM  
Senior Planner  
Effingham County Board of Commissioners