



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

7/28/2022

Reference: Notice of Annexation Petition regarding parcel 429A-1D

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 October 11<sup>th</sup>, 2022.

The properties being considered for annexation are parcel number 429A-1D, located at 400 Governor Truetlen Drive consisting of approximately 87.16 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 I-1 to Springfield Zoning Classification I-1:

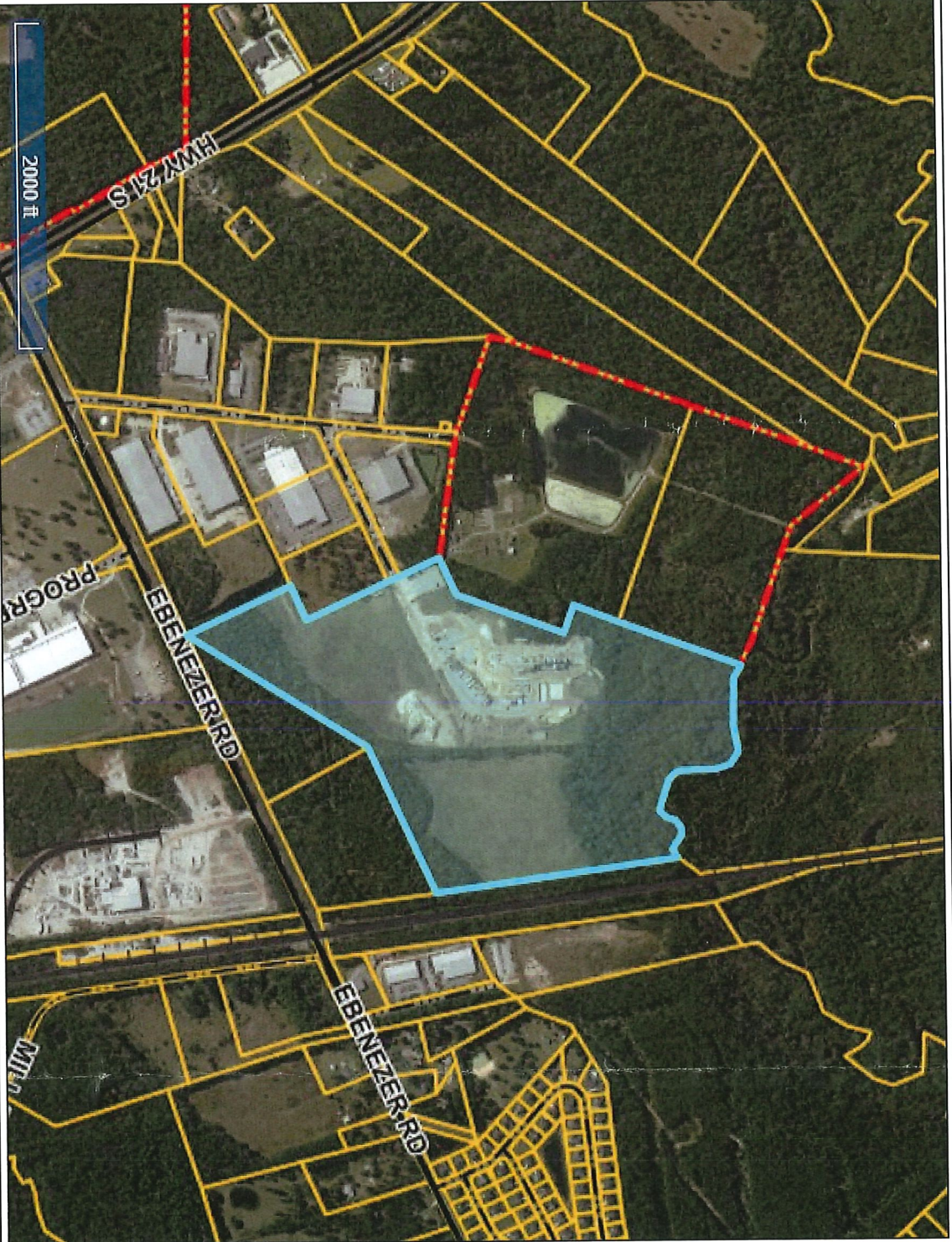
**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
August 29<sup>th</sup>, 2022 at 6:00pm**

Sincerely,

Erin Phillips  
Community Development Director



# Parcel 429A-1D



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

Note:  
400 Governor Treutlen Drive

28 Jul, 2022

This map is a user generated static output from highspot.spacing.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**



# City of Springfield

Community Development Department

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

## Application for Annexation



Tax Map Number: 429A-1D Date: 7/25/2022

Address of subject property: 400 Governor Treutlen Drive

Owner of Property: Effingham Industrial Development Authority

Owner's Address: PO Box 263, Rincon, GA 31326

Telephone Number: (912) 392-3000

Housing Units: 0 Other Buildings: 4

Total Acreage 87.16

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.

*Brendt Howard*  
Applicant Signature

Petition Requesting Annexation

DATE 7/25/2022

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: 400 Governor Treutlen Drive

Current Tax Map Number: 429A-1D

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:

Property will continue current use.

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,

Brandon Henderson CEO ECFDA

Brandon Henderson

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: Brandt Herndon, Effingham County IDA

Address: 777 Old Augusta Rd

<u>Rincon</u>	<u>GA</u>	<u>31329</u>
City	State	Zip Code

Telephone Number: (912) 392-3000

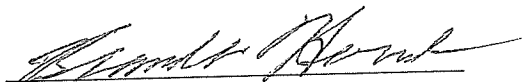
  
Signature of Owner

Exhibit A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE 9TH G.M. DISTRICT IN THE EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" IRON REBAR AT THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY LINE OF INDUSTRIAL BOULEVARD AND THE SOUTHERN RIGHT-OF-WAY LINE OF GOVERNOR TREUTLEN DRIVE; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF GOVERNOR TREUTLEN DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 ' AND AN ARC LENGTH OF 51.20 ', HAVING A CHORD BEARING OF N 35°21'13" E FOR A CHORD DISTANCE OF 48.99 ' TO A POINT; THENCE N 64°41'33" E FOR A DISTANCE OF 203.93 ' TO A BROKEN CONCRETE MONUMENT; THENCE N 64°41'33" E FOR A DISTANCE OF 398.24 ' TO A CONCRETE MONUMENT; THENCE N 64°38'57" E FOR A DISTANCE OF 398.10' TO A 5/8" IRON REBAR, THE POINT OF BEGINNING; THENCE N 25°15'43" W FOR A DISTANCE OF 80.00 ' TO A CONCRETE MONUMENT; THENCE N 25°19'50" W FOR A DISTANCE OF 270.02 ' TO A CONCRETE MONUMENT; THENCE N 64°40'35" E FOR A DISTANCE OF 249.97 ' TO A 5/8" IRON REBAR; THENCE N 19°25'00" E FOR A DISTANCE OF 699.91 ' TO AN IRON REBAR; THENCE N 70°37'01" W FOR A DISTANCE OF 177.60 ' TO A POINT; THENCE N 19°25'33" E FOR A DISTANCE OF 1097.44 ' TO A POINT ON THE CENTERLINE OF EBENEZER CREEK; THENCE ALONG THE RUN OF EBENEZER CREEK S 60°38'38" E A DISTANCE OF 92.15' TO A POINT; THENCE S 89°34'05" E A DISTANCE OF 290.40' TO A POINT; THENCE N 78°52'26" E A DISTANCE OF 158.58' TO A POINT; THENCE S 56°13'23" E A DISTANCE OF 95.39' TO A POINT; THENCE S 20°06'12" E A DISTANCE OF 94.43' TO A POINT; THENCE S 02°35'42" E A DISTANCE OF 217.58' TO A POINT; THENCE S 26°09'25" E A DISTANCE OF 32.61' TO A POINT; THENCE S 42°22'32" E A DISTANCE OF 52.21' TO A POINT; THENCE S 72°05'28" E A DISTANCE OF 163.39' TO A POINT; THENCE S 77°51'07" E A DISTANCE OF 41.31' TO A POINT; THENCE N 41°32'33" E A DISTANCE OF 56.08' TO A POINT; THENCE N 19°25'23" E A DISTANCE OF 59.57' TO A POINT; THENCE N 53°39'06" E A DISTANCE OF 58.49' TO A POINT; THENCE N 85°23'37" E A DISTANCE OF 43.87' TO A POINT; THENCE S 53°45'38" E A DISTANCE OF 59.83' TO A POINT; THENCE S 59°25'10" E A DISTANCE OF 40.22' TO A POINT; THENCE N 62°47'25" E A DISTANCE OF 54.17' TO A POINT; THENCE N 36°40'50" E A DISTANCE OF 8.94' TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF CSX RAILROAD; THENCE ALONG SAID RIGHT OF WAY S 08°19'25" E FOR A DISTANCE OF 1507.78 ' TO A 5/8" IRON REBAR; THENCE DEPARTING SAID RIGHT OF WAY S 64°39'43" W FOR A DISTANCE OF 983.12 ' TO A 5/8" IRON REBAR; THENCE S 31°49'08" W FOR A DISTANCE OF 1300.85 ' TO A 1/2" OPEN TOP PIPE ON THE NORTHERN RIGHT-OF-WAY LINE OF EBENEZER ROAD (S.R. 275); THENCE DEPARTING SAID RIGHT-OF-WAY N 25°19'53" W FOR A DISTANCE OF 706.23 ' TO A 1/2" IRON REBAR; THENCE N 64°50'28" E FOR A DISTANCE OF 230.17 ' TO A CONCRETE MONUMENT; THENCE N 25°19'11" W FOR A DISTANCE OF 547.22 ' TO A 5/8" IRON REBAR ON THE SOUTHERN RIGHT-OF-WAY LINE OF GOVERNOR TREUTLEN DRIVE, THE SAID POINT OF BEGINNING.

SAID PARCEL CONTAINS 3,796,546 SQUARE FEET (87.16 ACRES) MORE OR LESS.

Limited Warranty Deed  
A - 1

