

J. RAYMOND DICKEY
ATTORNEY AT LAW

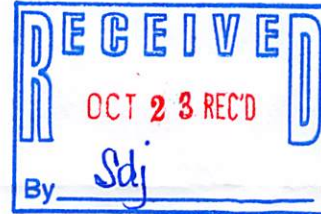
Mailing Address:
P.O. Box 1099
Rincon, GA 31326

Telephone#: 912-826-2500
Facsimile#: 912-826-5936

Physical Address:
217 West 8th Street
Rincon, GA 31326

October 5, 2023

Board of Commissioners of Effingham County, Georgia
601 North Laurel Street
Springfield, Georgia 31329



Via Certified U.S. Mail # 7022 0410 0000 4515 0146

Re: Annexation of Properties owned by:

Bank of Newington, 0.63 acres, (Map # 0465J001A00) and 0.39 acres, (Map # 0465J003A00)

Dear Commissioners:

Please be advised that the City of Rincon, Georgia, by the authority vested in the Mayor and the Council of the City of Rincon, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the properties hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

On September 11, 2023, the City of Rincon, Georgia, voted to accept a petition for annexation of the above listed properties.

This letter has been sent to you by certified mail, return receipt requested, within thirty (30) days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Rincon, in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and within seven (7) calendar days of the filing of an application for zoning pursuant to O.C.G.A. § 36-36-11. All properties to be annexed are contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal descriptions of the properties are as follows:

Please see Exhibit "A" attached hereto which is hereby incorporated herein and made a part hereof.

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 Rincon, in writing and by certified mail, return receipt requested, of any

County facilities or property located within the property to be annexed, within five (5) business days of the receipt of this letter.

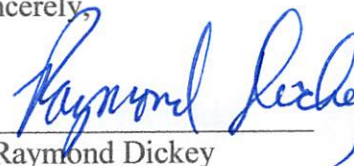
Pursuant to O.C.G.A. § 36-36-11 a public hearing on zoning of the properties to be annexed will be held. The dates of the zoning public hearing will be advertised in the legal organ of Effingham County, Georgia. If the County has an objection under O.C.G.A. § 36-36-11 or under Article 7 of the same title and chapter, in accordance with the objection and resolution process for these statutes and Georgia law, you must notify Kenneth Lee, Mayor of the City of Rincon, within seven (7) calendar days of the receipt of this notice or the time frames listed under Article 7 or Georgia law of the same title and chapter.

Further, pursuant to O.C.G.A. § 36-36-111, the current zoning of the first tract (.63 acres) of land in the County is B-1 Commercial and the current land use of the property is a vacant building and the current zoning of the second tract (.39 acres) of land in the County is R-1 Residential and the current land use of the property is a residence. The proposed zoning in Rincon for the first tract of land (0.63 acres) as described on Exhibit "A" when annexed will be GC (General Commercial) and the intended land use will be commercial, a bank. The proposed zoning in Rincon for the second tract of land (0.39 acres) as described on Exhibit "A" when annexed will be GC (General Commercial) and the intended land use will be commercial, a bank.

If there are any questions, please do not hesitate to contact me.

Thanking you, I remain...

Sincerely,



J. Raymond Dickey
Attorney for the City of Rincon

JRD/jdj
Enclosures as noted.

EXHIBIT “A”

PETITION REQUESTING ANNEXATION

To the Mayor and City Council of Rincon, Georgia:

Re: Map & Parcel ID # 0465J001A00
5919 South Highway 21
Rincon, Georgia 31326
0.63 acres

Owner: Bank of Newington

1. Bank of Newington, the owner of all of the real property described herein, consisting of 0.63 acres, respectfully requests that the City Council of Rincon, Georgia annex this property into the City of Rincon and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing limits of Rincon, Georgia, and the description of such territory is as follows:

[See Exhibit "A" attached hereto and incorporated herein]

This 8th day of August, 2023.

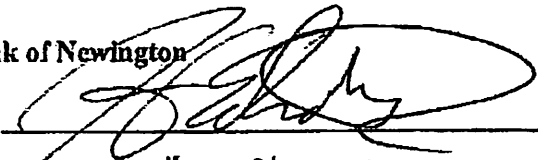
Bank of Newington
By: 
Printed Name: H.E. Shepard, III
Title: President

Exhibit "A" - Legal Description

5919 South Highway 21

All those certain lots, tracts or parcels of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being know and designated as Lots 1 and 2, Section A, Goshen Terrace Subdivision, as shown on the map or plat of said Subdivision, recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet A, Slide 248-F. Said map or plat is incorporated herein by specific reference for more complete description of the property herein conveyed.

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Assessment Notice

- [2021 Assessment Notice \(PDF\)](#)
- [2020 Assessment Notice \(PDF\)](#)
- [2019 Assessment Notice \(PDF\)](#)

Public Comment Card

Sales Questionnaire

Summary

Parcel Number 0465J001A00
Account/Realty 20067
Location Address 5919 S HWY 21
Legal Description .63 AC LOTS 1 & 2 SECT A
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning B-1
Tax District 01-County (District 01)
Millage Rate 28.33
Acres 0.63
Neighborhood 0465J: LAND: 00000 / BLDG: 00100 (001507)
Homestead Exemption No (S0)
Landlot/District N/A / 9TH
[View Map](#)



Owner

BANK OF NEWINGTON
224 WALTON ST
NEWINGTON, GA 30446

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0465J-GOSHEN TERRACE	Lot	0	0	0	0.63	1

Residential Improvement Information

Style One Family
Heated Square Feet 3157
Interior Walls Sheetrock
Exterior Walls Brick Veneer
Foundation Slab Perimeter
Attic Square Feet 0
Basement Square Feet 0
Year Built 1964
Roof Type Asphalt Shingles
Flooring Type Tile/Asphalt & Carpet
Heating Type Cent Heat / AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 5
Value \$151,317
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 5919 HWY 21

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	3157	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
HOME SITE FAIR	2000	0x0 / 1	1	\$7,400

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/4/2023	2847 147	A248 F	\$1,095,300	Multi Parcels Unqualified	KATY LAND HOLDINGS LLC	BANK OF NEWINGTON
3/29/2023	2840 248	A248 F	\$475,000	Fair Market - Improved	ROSIE LLC	KATY LAND HOLDINGS LLC
9/26/2018	2490 317	A 248F	\$0	Sales Under 1000/Quit Claim Deeds	GATES DONALD L AND JULIE L	ROSIE LLC
1/26/2018	2448 892	A248F	\$175,000	Fair Market - Improved	RUSZKOWSKI BRONISLAW AND CEE	GATES DONALD L AND JULIE L
12/22/1995	397 00	A 248F	\$110,000	Fair Market - Improved		RUSZKOWSKI BRONISLAW &

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$215,717	\$195,821	\$182,981	\$175,000	\$175,826
Land Value	\$70,500	\$57,000	\$52,500	\$45,000	\$37,324
+ Improvement Value	\$151,317	\$151,317	\$135,921	\$130,581	\$130,311
+ Accessory Value	\$7,400	\$7,400	\$7,400	\$7,400	\$7,365
= Current Value	\$229,217	\$215,717	\$195,821	\$182,981	\$175,000

Photos

PETITION REQUESTING ANNEXATION

To the Mayor and City Council of Rincon, Georgia:

Re: Map & Parcel ID # 0465J003A00
111 Lewis Drive
Rincon, Georgia 31326
0.39 acres

Owner: Bank of Newington

1. Bank of Newington, the owner of all of the real property described herein, consisting of 0.39 acres, respectfully requests that the City Council of Rincon, Georgia annex this property into the City of Rincon and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing limits of Rincon, Georgia, and the description of such territory is as follows:

[See Exhibit "A" attached hereto and incorporated herein]

This 8th day of August, 2023.

Bank of Newington

By: 

Printed Name: H. E. Sheppard, III

Title: President

Exhibit "A" - Legal Description

111 Lewis Drive

All those certain lots, tracts or parcels of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, and being know and designated upon the map and in the plat of Section A, or Block A Goshen Terrace Subdivision, made by Lester Ackerman, Registered Land Surveyor, License No. 1069, dated April, 1962, and recorded in Map Book 2, Folio 179, as Lot Number Three (3). SUBJECT NEVERTHELESS to the utility easement affecting said subdivision of record in said Clerk's Office.

Effingham County, GA

Homestead Application

Please wait to apply for homestead until your name appears under the "Owner" section below.

Assessment Notice

- [2021 Assessment Notice \(PDF\)](#)
- [2022 Assessment Notice \(PDF\)](#)
- [2023 Assessment Notice \(PDF\)](#)

Public Comment Card

Sales Questionnaire

Summary

Parcel Number 0465J003A00
Account/Realkey 20072
Location Address 111 LEWIS DR
Legal Description 39 AC LOT 3 SECT A
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning R-1
Tax District 01-County (District 01)
Millage Rate 28.33
Acres 0.39
Neighborhood 0465J: LAND: 00000 / BLDG: 00100 (001507)
Homestead Exemption No (S0)
Landlot/District N/A / 9TH

[View Map](#)



Owner

BANK OF NEWINGTON
 224 WALTON ST
 NEWINGTON, GA 30446

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	0465J-GOSHEN TERRACE	Lot	0	0	0	0.39	1

Residential Improvement Information

Style One Family
Heated Square Feet 1475
Interior Walls Sheetrock
Exterior Walls Brick Veneer
Foundation Concrete Walls or Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 1964
Roof Type Asphalt Shingles
Flooring Type Pine
Heating Type Cent Heat / AC
Number Of Rooms 0
Number Of Bedrooms 0
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$94,860
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 111 LEWIS

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
FIRE CHARGE-RES_MH	2020	0x0 / 1	1475	\$0
FIRE FEE-RES	2010	0x0 / 0	1	\$0
SANITATION - REGULAR	2010	0x0 / 0	1	\$0
HOME SITE AVG	2000	0x0 / 1	1	\$9,583

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
5/4/2023	2847 147	2 179	\$1,095,300	Multi Parcels Unqualified	KATY LANDINGS LLC	BANK OF NEWINGTON
5/2/2023	2846 742	2 179	\$400,000	Fair Market - Improved	BRANT DONALD H AND SUSAN M	KATY LANDINGS LLC
9/10/2019	2544 817	2 179	\$0	Sales Under 1000/Quit Claim Deeds	BRANT DONALD H	BRANT DONALD H AND SUSAN M
1/18/2002	795 136	2 179	\$75,000	Unqualified - Improved	BRANT DONALD H	BRANT DONALD H

Valuation

	2023	2022	2021	2020	2019
Previous Value	\$142,443	\$136,784	\$126,797	\$130,103	\$122,576
Land Value	\$47,000	\$38,000	\$35,000	\$30,000	\$25,000
- Improvement Value	\$94,860	\$94,860	\$92,201	\$87,214	\$95,520
- Accessory Value	\$9,583	\$9,583	\$9,583	\$9,583	\$9,583
= Current Value	\$151,443	\$142,443	\$136,784	\$126,797	\$130,103

Photos