



RECEIVED

By Stephanie Johnson at 3:21 pm, Feb 19, 2025

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

2/14/2025

Reference: Notice of Annexation Petition regarding portion of parcel 389-7

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 April 8, 2025.

The properties being considered for annexation is a portion of parcel number 389-7 located at the corner of McCall Rd and Hwy 21 consisting of approximately 23.64 acres in total. A plat and legal description of this property 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 property being considered for annexation from Effingham County Zoning Classification AR-1 to Springfield Zoning Classification B-1 (for southern 13.5 acres) and AR-1 (for the northern 10.14 acres):

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
March 18, 2025 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

Application for Annexation

Tax Map Number: 389-7 Submittal Date: 2/13/25
Address of subject property: McCall Road
Owner of Property: Kildare Land Company, LLC
Owner's Address: 6529 Clyo Kildare Road, Newington, GA 30446
Applicant Name: Madison Commercial - Collins Moe
Applicant phone/email address: 843 - 830 - 6538 / cmoe@madisoncapgroup.com
Applicant Mailing Address: 6805 Morrison Blvd., Suite 120, Charlotte, NC 28211
Housing Units: None Other Buildings: _____
Total Acreage of Property 23.64

Please Include the Following:

- A. Sketch Site Plan - Show location of existing buildings and other improvements, if applicable.
- B. Property Description - A legal description deed
- C. Copy of Property Plat - most recent recorded plat that shows current acreage.
- D. Current Zoning Certification letter from Effingham County
- E. Petition Requesting Annexation - Owner(s) must complete Page 2.
- F. Authorization by Property Owner - Owner(s) must complete Page 3.

Collins Moe
Applicant Signature

Petition Requesting Annexation

DATE 2/13/25

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: Northwest Quadrant of the intersection of McCall Road and SR 21

Current Tax Map Number: 389-7

See description attached.

3. Is the territory described herein contiguous,
or across the road from the City's current boundaries?

X Yes No

4. It is requested that this territory to be annexed shall be zoned:

R-1 R-2A R-2B R-3 R-4 (B-1) I-1 PUD DT RO (AR-1)

for the following reasons:

13 AC to be zoned B-1 and the remaining acreage to remain AR-1
13.50

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,

Joseph A. Burns

Joseph A. Burns

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: Madison Commercial - Collins Moe

Address: 6805 Morrision Blvd., Suite 120

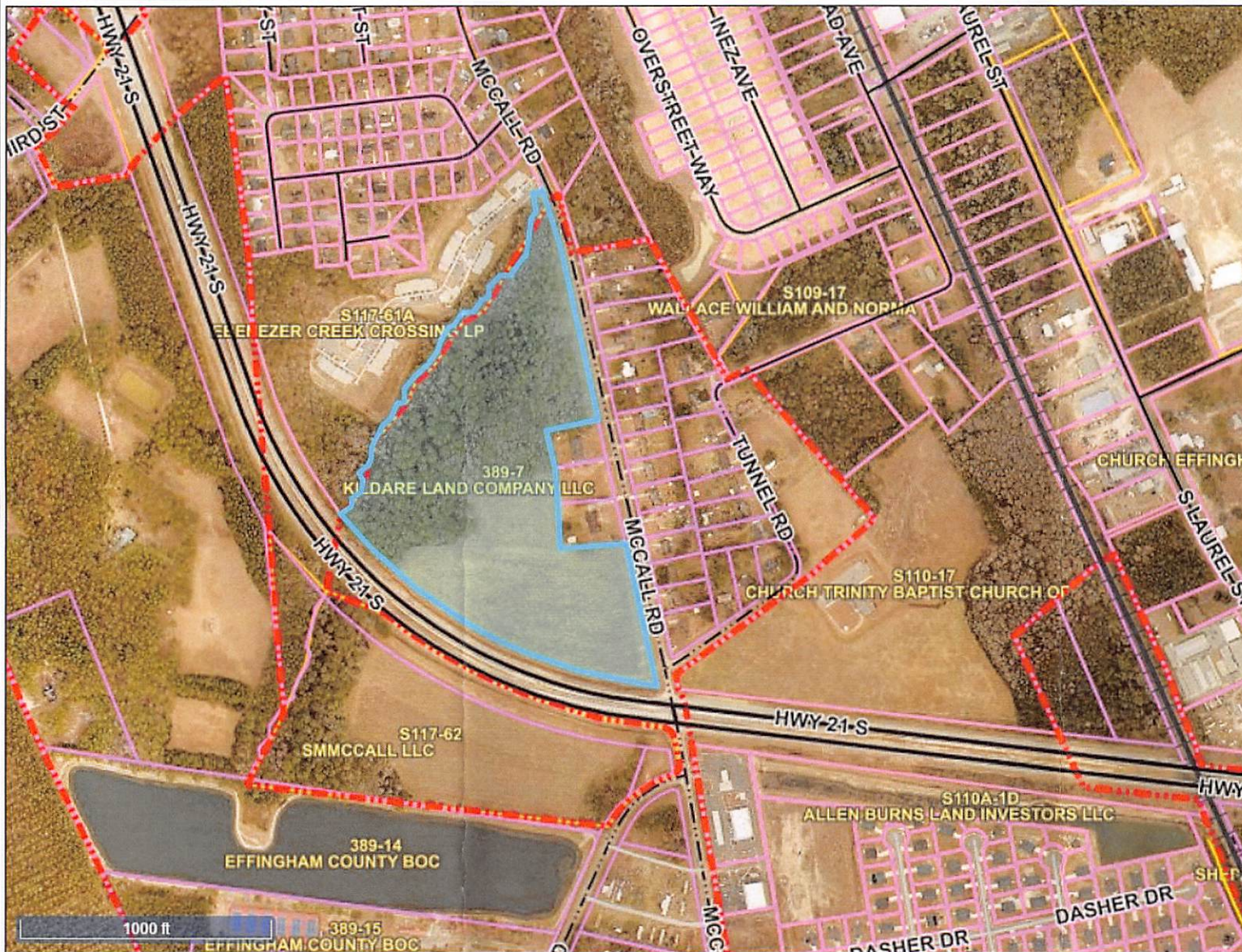
<u>Charlotte</u>	<u>NC</u>	<u>28211</u>
City	State	Zip Code

Telephone Number: 843 - 830 - 6538 / cmoe@madisoncapgroup.com

Joseph A. Burns
Signature of Owner



Parcel 389-7



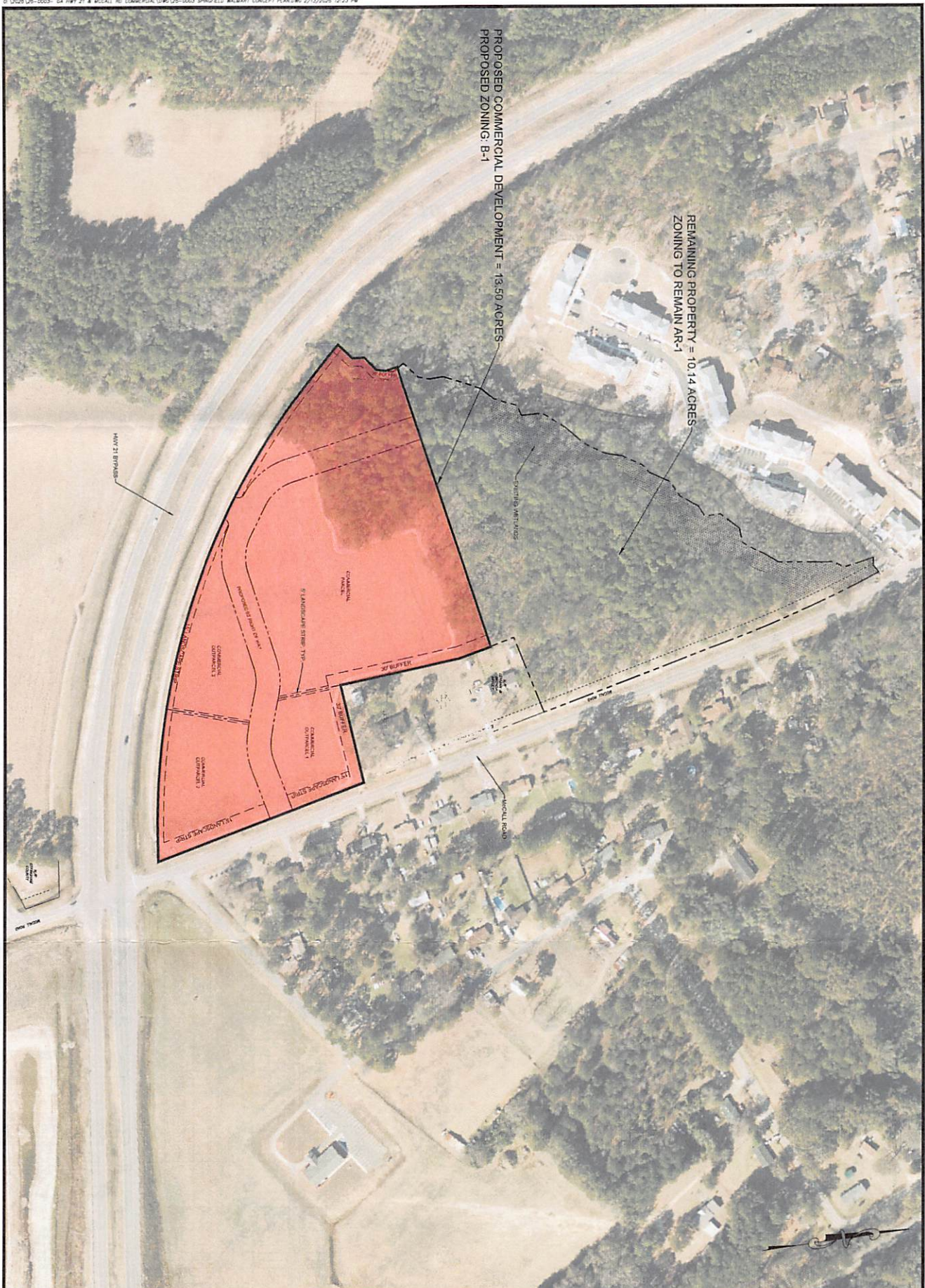
Legend

- 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 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



14 Feb, 2025



PROJECT NO. 025-0003
DESIGNED BY [Signature]
DRAWN BY [Signature]
CHECKED BY [Signature]
DATE 11.18.2023
SCALE 1" = 500'

ANNEXATION AND ZONING EXHIBIT
MCCALL ROAD COMMERCIAL
MCCALL ROAD AND HIGHWAY 21
SPRINGFIELD, EFFINGHAM COUNTY, GEORGIA
Prepared for:
MADISON COMMERCIAL

**EMC ENGINEERING SERVICES, INC.**
27 Chapman Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 232-6545
savannah@emc-eng.com
www.emc-eng.com
CIVIL
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ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

GRAPHIC SCALE: 1" = 500'

NO.	REVISION DESCRIPTION	DATE
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0000	0000	0000

OF 1

SHEET 1

<https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=2806376&key1=29&key2=727&county=51&countyname=EFFINGHAM&userid=401024&ap...> 1/1

BK:2754 PG:545-547

D2021015774

FILED IN OFFICE
CLERK OF COURT
12/31/2021 12:20 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: \$1,555.00

3683633903
PARTICIPANT ID

Return Recorded Document to:
The Ratchford Firm
1575 GA Hwy 21 S
Springfield, GA 31329

Our File #: 21-596

PT-61 051-2021-004290

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

This Indenture made this 31st day of December, 2021, between Cheryl Christain Geary, of the County of Effingham, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and Kildare Land Company, LLC, a Georgia limited liability company, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 MADE A PART HEREOF

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 abovedescribed property unto the said Grantee against the claims and demands of all persons holding by, through or under the above Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

Signed, sealed and delivered this 31st day of
December, 2021, in the presence of:

Lucy Smully
Unofficial Witness
James
Notary Public
My commission expires 8/25/25
(Notary Public Seal Affixed)
EFFINGHAM COUNTY, GA

Christain Christain Geary
Cheryl Christain Geary

EXHIBIT "A"
Legal Description

All that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, originally containing Fifty (50) acres, more or less, now containing Thirty-nine and Forty-six Hundredths (39.46) acres, more or less, per the Effingham County Tax Assessor, being bounded on the North by the lands of N.P. Keiffer; on the East by the McCall Public Road; on the South by the Marlow-Springfield Public Road and by the lands of, now or formerly, Joseph Roberson; and on the West by the lands of P. Tarver Hodges and by the lands of N.P. Keiffer. The boundary line being the channel of the branch. Said original parcel of land being more accurately described by a plat thereof according to survey made by Paul Weitman, County Surveyor, recorded in Book "I", Page 25 of the County Surveyor's records of said County.

LESS AND EXCEPT FROM SAID ORIGINAL 50 ACRE TRACT THE FOLLOWING DESCRIBED FOUR (4) TRACTS:

TCT. 1 = 8.018 acs.

All that tract or parcel of land lying and being in Georgia Militia District 11 of Effingham County, Georgia, containing 8.018 acres and being more particularly described as follows:

Beginning at the point of intersection of the existing west right of way line of CO. RD. 179 with the Grantor's south property line at a point 125 feet right of and opposite Station 406_36.99 on the Construction Centerline of Georgia Highway Project EDS-565(2); thence S 13°00'22" E for 44.18 feet to a point; thence S 12°18'57" W for 189.27 feet to a point; thence S 17°00'22" W for 20.41 feet to a point; thence N 83°32'35" W for 41.20 feet to a point; thence in a northwesterly direction an arc distance of 1327.21 feet, having a radius of 2034.86 feet to a point; thence N 12°27'22" W for 72.16 feet to a point; thence N 16°33'31" E for 168.01 feet to a point; thence N 35°26'59" E for 62.89 feet to a point; thence in a southeasterly direction an arc distance of 1311.58 feet, having a radius of 1784.86 feet to a point; thence S 83°33'11" E for 21.16 feet back to the point of beginning.

TCT. 2 = 0.06 acs.

All that tract or parcel of land lying and being in Georgia Militia District 11 of Effingham County, Georgia, containing .06 acres, more or less, and more particularly described by metes and bounds as follows, to wit:

Beginning at the point of intersection of the existing west right of way line of CO. RD. 179 with the Grantor's south property line at a point 39.05 feet left of and opposite Station 11+18.06 on the Construction Centerline of Georgia Highway Project EDS-565(2); thence N 16°59'39" E for 8.70 feet to a point; thence in a northeasterly direction an arc distance of 146.68 feet, having a radius of 393.10 feet to a point; thence S 24°31'12" W for 121.23 feet back to the point of beginning.

TCTs. 1 and 2 totaling 8.078 acres, more or less, and being the same property conveyed by Department of Transportation Right of Way Deed, dated February 10, 1994 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 352, pages 238-242.

TCT. 3 ~ 1.64 ACRES

All that certain tract or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, containing One and sixty-four Hundredths (1.64) acres, more or less, and being bounded on the

northwest by lands of Cheryl H. Christain, on the east-northeast by the McCall Road known as County Road #176; on the south by lands of Rewis L. Hinely and on the west by lands of Rewis L. Hinely.

Express reference is hereby made to a plat of said lands made by Paul D. Wilder, R.L.S. #1559, dated February 27, 1998 and recorded in the office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "B", Slide 14B, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by Rewis L. Hinely to Linda S. Hinely as evidenced by quitclaim deed, dated May 8, 1998 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 478 page 247.

TCT.4 - .67 ACRES

All that certain lot, tract or parcel of land situate, lying and being in the 11th G.M. District, Effingham County, Georgia, containing a total of sixty-seven hundredths (.67) acre, more or less, being more particularly described on a plat by Paul D. Wilder, R.L.S. No. 1559, dated March 8, 1989, recorded in the Office of the Clerk of Superior Court of Effingham County, Georgia, in Plat Book 22, Page 177, said plat being specifically incorporated herein as part of this description.

This being the same property conveyed by Rewis L. Hinely to Sidney R. Christain and Cheryl H Christain as evidenced by gift deed, dated June 15, 1989 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 269 page 363.

The above-described Thirty-nine and Forty-six Hundredths (39.46) acres, more or less, being the same property conveyed by Executor's Assent to Devise from the Estate of Rewis Lanier Hinely to Cheryl Christain Geary, dated February 20, 2019, and recorded in Deed Book 2511, Page 893, aforesaid records.

SUBJECT TO all restrictions, easements and rights-of-way of record.

The same also identified by the Effingham County tax Assessor as Tax Parcel 03890-007-000.