



Effingham County Board of Commissioners
Attn: Stephanie Johnson, Clerk
804 S. Laurel Street
Springfield, GA 31329

8/24/2026

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

Dear Commissioners,

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 13, 2026.

The property being considered for annexation is Parcel 387-7ROW located at the corner of GA Hwy 21 S. and Mcall Rd. consisting of approximately 0.37 acres. 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 AR-1 to Springfield Zoning Classification B-1:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:
September 29, 2026 at 6:00pm**

Sincerely,

Erin Phillips
Director of Planning & Development

CC: Tim Callanan, Effingham County Manager

Petition Requesting AnnexationDATE 8-18-26TO 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: Courthouse Rd. Springfield Ga 31329Current Tax Map Number: 03890007 ROW

See description attached.

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

☒ 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:

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,

 Clint Ward 08/18/26

Clint Ward
Printed Name and Signature of Owner(s)



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: 03890007 ROW Submittal Date: 8-18-26

Address of subject property: Courthouse Rd

Owner of Property: SM McCall LLC

Owner's Address: 5402 New Forsyth Rd Macon Ga 31210

Applicant Name: Clint Ward

Applicant phone/email address: 478-808-6030 Clintward@yahoo.com

Applicant Mailing Address: 5402 New Forsyth Rd Macon Ga 31210

Housing Units: — Other Buildings: —

Total Acreage of Property .37

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.

Authentisign
Clint Ward 08/18/26
Applicant Signature

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: Ben Johnson

Address: 297 Early St Ext.

Springfield Ga 31329
City State Zip Code

Telephone Number: 912-656-4638

 Clint Ward 08/18/26
Signature of Owner

JAN 08 2024



Liz@rtzlaw.com
617 Stephenson Ave, Ste 202
Savannah, GA 31405
phone 912.353.9300 fax 912.353.7595

January 2, 2024

Smmccall, LLC
c/o Ward Construction
5402 New Forsyth Rd., Suite A
Macon, GA 31210

RE: Purchase of 0 Hwy 21, Springfield, GA 31329
File No. 230726

Dear Clint and Hurley:

Enclosed please find the original Deed and Owner's Policy of Title Insurance for the property referenced above.

In addition to commercial real estate transactions, we also assist individuals with drafting wills, preparing estate plans, purchasing and protecting investment property, leases, contracts, business formations, asset protection and related services. We suggest individuals review and update wills after experiencing significant events (such as marriage, divorce, birth of a child, receipt of an inheritance, relocation to Georgia, change in wealth, or retirement). Our firm also provides residential real estate and general business law services.

It has been our pleasure to work with you on this transaction. Please contact us again for any future legal services you may need.

Best Regards,

A handwritten signature in black ink that reads 'Heather Wallace, Clerk'. The signature is fluid and cursive.

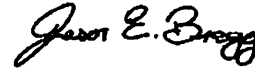
Rubnitz Thompson Ziblut
Enclosures (Deed and Title Policy)

JAN 08 2024

BK:2884 PG:768-770

D2023009844

FILED IN OFFICE
CLERK OF COURT
12/05/2023 11:15 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



REAL ESTATE
TRANSFER TAX
PAID: \$1,500.00

1205083031
7067927936
PARTICIPANT ID



Return To:
Elizabeth F. Thompson
Rubnitz Thompson Ziblut, LLC
617 Stephenson Avenue Suite 202
Savannah, GA 31405
File 230726

STATE OF GEORGIA

PT-61 051-2023-003206

COUNTY OF EFFINGHAM

LIMITED WARRANTY DEED

THIS INDENTURE is made this 1st day of December, 2023, by and between **KILDARE LAND COMPANY, LLC**, ("Grantor") and **SMMCCALL, LLC** ("Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives and/or assigns where the context requires or permits),

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee, the following described Property (the "Property") to wit:

All that certain lot or parcel of land situate, lying and being in the 11th G.M. District of Effingham County, Georgia, and being known and designated as **PARCEL NUMBER TWO (#2)** on that certain map or plat entitled "Survey of Two Parcels of Land in the 11th GMD of Effingham County, Georgia," prepared by Donald W. Marsh, GRLS No. 2371, dated January 11, 2022 and recorded in Plat Book 29, Page 727, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, which is incorporated herein and made a part hereof by this reference. This being a portion of the property conveyed to Kildare Land Company, LLC by Limited Warranty Deed from Cheryl Christain Geary, dated December 31, 2021, and recorded in Deed Book 2754, Page 545, Effingham County records.

AND, ALSO, all that certain lot, tract, or parcel of land containing 0.36 of an acre, more or less, and being shown and described on that certain map or plat entitled "Survey for Kildare Land Company, LLC," prepared by Adolph N. Michelis, GRLS No. 1323, with a survey date of September 15, 2023 and being recorded in Plat Book 29, Page 723, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, which is incorporated herein and made a part hereof by this reference. This being the same property conveyed from the Board of Commissioners of Effingham County, Georgia to Kildare Land Company, LLC, by Quit Claim Deed, dated November 27, 2023 and recorded in Deed Book 2883, Page 329, aforesaid records.

LESS AND EXCEPT all that certain lot, tract, or parcel of land containing 0.37 of an acre, more or less, and being shown on that certain map or plat entitled

"Survey for Effingham County Board of Commissioners, Located in the 11th G.M.D. Effingham County, Georgia," preped by Adolp N. Michelis, GRLS No. 1323, with a survey date of September 15, 2023 and being recorded in Plat Book 29, Page 722, in the Office of the Clerk of the Superior Court of Effingham County, Georgia, which is incorporated herein and made a part hereof by this reference. This being the same property conveyed to the Board of Commissioners of Effingham County, Georgia from Kildare Land Company, LLC, by Quit Claim Deed, dated November 27, 2023 and recorded in Deed Book 2883, Page 331, aforesaid records.

Said property is located on Highway 21, Springfield, GA 31329, and being a portion of the 2023 tax parcel number 03890007.

Subject, however, to all valid restrictive covenants, easements and rights-of-way of record.

TO HAVE AND TO HOLD the Property together 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 Grantee, forever in Fee Simple.

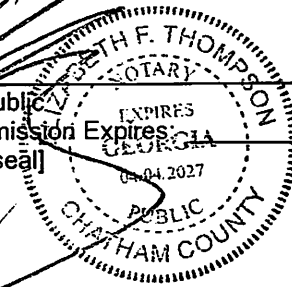
AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed, or has caused its duly authorized representative to execute, this Limited Warranty Deed under seal, and deliver this Limited Warranty Deed, all as of the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness


Notary Public
My Commission Expires: 04-04-2027
[notarial seal]


Kildare Land Company, LLC

By: 

Joseph A. Burns, Managing Member

(seal)

8914712675
7067927936

PARTICIPANT ID

BK:29 PG:723-723

P2023000215

FILED IN OFFICE
CLERK OF COURT
11/27/2023 02:15 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
738 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829-3972

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-57, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon.

Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-57.



Adolph N. Michelis
GA Reg. L.S. Lic. No. 1323 9.20.21 DATE

REFERENCES:

DB 2754, PA 545
PB A333, PA B2
PB G, PA 203
PB 18, PAGE 110

B ARC=162.81'
RADIUS=437.23'
BEARING=S 37°08'24" W
CHORD=161.87'

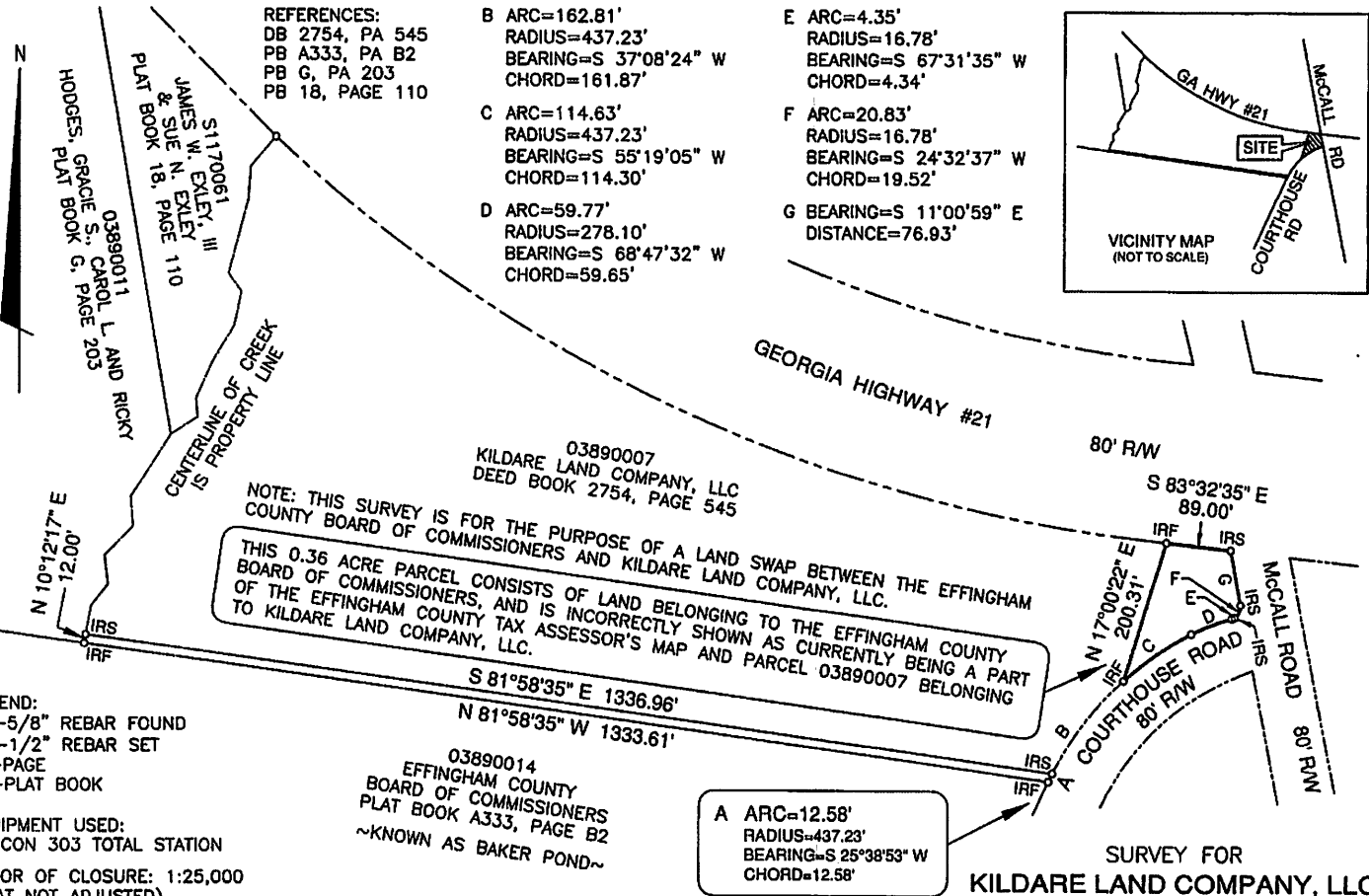
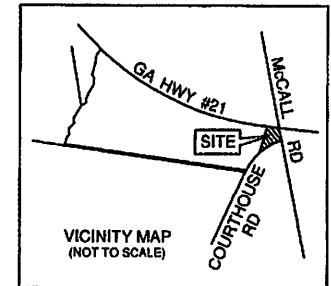
C ARC=114.63'
RADIUS=437.23'
BEARING=S 55°19'05" W
CHORD=114.30'

D ARC=59.77'
RADIUS=278.10'
BEARING=S 68°47'32" W
CHORD=59.65'

E ARC=4.35'
RADIUS=16.78'
BEARING=S 67°31'35" W
CHORD=4.34'

F ARC=20.83'
RADIUS=16.78'
BEARING=S 24°32'37" W
CHORD=19.52'

G BEARING=S 11°00'59" E
DISTANCE=76.93'



LEGEND:
IRF-5/8" REBAR FOUND
IRS-1/2" REBAR SET
PA-PAGE
PB-PLAT BOOK

EQUIPMENT USED:
TOPCON 303 TOTAL STATION
ERROR OF CLOSURE: 1:25,000
(PLAT NOT ADJUSTED)

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP 13103C0256E, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 16 MARCH 2015, THIS PROPERTY IS LOCATED IN ZONE X (OUTSIDE THE 500 YEAR FLOODPLAIN).

03890014
EFFINGHAM COUNTY
BOARD OF COMMISSIONERS
PLAT BOOK A333, PAGE B2
~KNOWN AS BAKER POND~

A ARC=12.58'
RADIUS=437.23'
BEARING=S 25°38'53" W
CHORD=12.58'

SCALE: 1" = 200'



**SURVEY FOR
KILDARE LAND COMPANY, LLC**

LOCATED IN THE 11TH G.M.D.
EFFINGHAM COUNTY, GEORGIA

SURVEYED 15 SEPTEMBER 2023
PLAT DRAWN 19 SEPTEMBER 2023