

**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**

May 21, 2023

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

Via Certified U.S. Mail # 7022 0410 0000 4515 0139

Re: Annexation of Property owned by:

Mahanaim Shipping Line, LLC., 5.08 acres, (Map # 04750057A00)

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 property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

On May 8, 2023, the City of Rincon, Georgia, voted to accept a petition for annexation of the above listed property.

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 description of the property is 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 property 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, 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 of the same title and chapter.

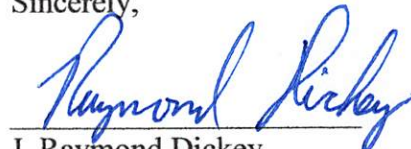
Further, pursuant to O.C.G.A. § 36-36-111, the current zoning of this tract (5.08 acres) of land in the County is B-3 Highway Commercial and the current land use of the property is timberland. The proposed zoning in Rincon for the 5.08 acres as described on Exhibit "A" when annexed will be LN (Light Industrial) and the intended land use will be light industrial. In addition, the subject property is located adjacent to property owned by the Effingham County Industrial Development Authority.

Further, a copy of the Petition for Annexation is attached hereto as Exhibit "B".

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 "B"

PETITION REQUESTING ANNEXATION

To the Mayor and City Council of Rincon, Georgia:

**Re: Map & Parcel # 04730057A60
801 S. Old Augusta Rd
Rincon, GA
5.08 acres**

Owner: Mahanaim Shipping Line, LLC

1. Mahanaim Shipping Line, LLC, the owner of all of the real property of the territory described herein, consisting of 5.08 acres, respectfully requests that the City Council of Rincon, Georgia annex this territory 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 corporate limits of Rincon, Georgia, and the description of such territory is as follows:

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

This 20 day of April, 2023.

Mahanaim Shipping Line, LLC

By: 

Printed Name: Alejandro Gamarta

Title: Owner

EXHIBIT "A"

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, designated as Parcel 2 on a map entitled "Survey to Divided 4.5 Acres from 9.59 acre Tract" prepared for Paul & Janice Howze by Adolph N. Michels, G.R.L.S. dated November 18, 2013, recorded in Plat Cabinet D169, Slide C-1, in the office of the Clerk of the Superior Court of Effingham County, Georgia. This is the same property conveyed to Laurel Mill, Inc. By quitclaim deed dated December 14, 2017, recorded in Deed Book 2442, Page 949, in the aforesaid Clerk's office. Said Map and Deed are incorporated herein by reference.

**801 Old Augusta Road South, Rincon, Georgia 31326
P.I.N. 04750057A00**



Overview



Legend

- Parcels
- Roads

| | | | | | | | |
|------------------------|-------------|-------------------------|----------------------------|---------------------|------------|---------------|----------|
| Parcel ID | 04750057A00 | Owner | MAHANAIM SHIPPING LINE LLC | Last 2 Sales | | | |
| Class Code | Commercial | | 310 EMMET ST | Date | 6/21/2019 | Price | \$243900 |
| Taxing District | 01-County | | NEWARK, NJ 07114 | | | Reason | LM |
| | County | Physical Address | 801 S OLD AUGUSTA RD | | 12/14/2017 | | 0 |
| Acres | 5.08 | Assessed Value | Value \$256690 | | | Qual | Q |
| | | | | | | | U |

(Note: Not to be used on legal documents)

Date created: 4/11/2023
 Last Data Uploaded: 4/11/2023 6:39:05 AM

Developed by Schneider
 GEOSPATIAL

Homestead Application

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

Apply for Homestead Exemption

Assessment Notice

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

Public Comment Card

Public Comment Card

Sales Questionnaire

Sales Questionnaire

Summary

Parcel Number 04750057A00
 Location Address 8015 OLD AUGUSTA RD
 Legal Description 5.08 AC PAR 2 (OUT OF 475-59)
 (Note: Not to be used on legal documents)
 Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Zoning B-3
 Tax District 01-County (District 01)
 Millage Rate 28.33
 Acres 5.08
 Neighborhood 04750: LAND: 00000 / BLDG: 00000 (001550)
 Homestead Exemption No (\$0)
 Landlot/District N/A

[View Map](#)

Owner

MAHANAIM SHIPPING LINE LLC
 310 EMMET ST
 NEWARK, NJ 07114

Land

| Type | Description | Calculation Method | Square Footage | Frontage | Depth | Acres | Lots |
|------------|-----------------------------|--------------------|----------------|----------|-------|-------|------|
| Commercial | HWY OLD AUGUSTA/RINCON 2.90 | Square Feet | 221,284 | 0 | 0 | 5.08 | 1 |

Accessory Information

| Description | Year Built | Dimensions/Units | Identical Units | Value |
|----------------------|------------|------------------|-----------------|-------|
| FIRE FEE VACANT LAND | 2019 | 0x0/0 | 508 | \$0 |

Sales

| Sale Date | Deed Book / Page | Plat Book / Page | Sale Price | Reason | Grantor | Grantee |
|------------|------------------|------------------|------------|-----------------------------------|---------------------------|----------------------------|
| 6/21/2019 | 2539 447 | D169 C1 | \$243,900 | Land Market - Vacant | LAUREL MILL INC | MAHANAIM SHIPPING LINE LLC |
| 12/14/2017 | 2442 949 | D169 C1 | \$0 | Sales Under 1000/Quit Claim Deeds | HOWZE PAUL W AND JANICE K | LAUREL MILL INC |
| 2/8/2011 | 1996 96 | C 89A1 | \$565,330 | Relatives | HOWZE W GREGG | HOWZE PAUL W & JANICE K |
| 7/18/2005 | 1304 436 | C 89A1 | \$160,000 | Unqualified - Improved | HOWZE W GREGG | HOWZE W GREGG |

64

Valuation

| | 2022 | 2021 | 2020 | 2019 | 2018 |
|---------------------|-----------|-----------|-----------|----------|----------|
| Previous Value | \$256,690 | \$256,690 | \$75,952 | \$48,280 | \$48,280 |
| Land Value | \$256,690 | \$256,690 | \$256,690 | \$75,952 | \$48,280 |
| + Improvement Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Accessory Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Current Value | \$256,690 | \$256,690 | \$256,690 | \$75,952 | \$48,280 |

No data available for the following modules: Assessment Appeals Process, CUVA Renewal Letter, Rural Land, Conservation Use Rural Land, Resident at Improvement Information, Commercial Improvement Information, Mobile Homes, Prebill Mobile Homes, Permits, Photos, Sketches.

The Livingston County Assessor's Office makes every effort to produce the most accurate information possible. However, we cannot be held responsible for errors or for any consequences arising from the use of the information. It is your responsibility to verify the accuracy of the information provided for the data herein. It is your interpretation.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Updated: 4/5/2023, 1:59:13 AM

