

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

2/17/2023

Reference: Notice of Annexation Petition regarding parcel 388-3

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 11, 2023.

The properties being considered for annexation are parcel number 388-3, located on Highway 119 N, consisting of approximately 4.9 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-2 to Springfield Zoning Classification R-1:

**Public Hearing of the Planning & Zoning Board and The Mayor and City Council:  
March 28<sup>th</sup>, 2023 at 6:00pm**

Sincerely,

Erin Phillips  
Community Development Director

# Parcel 388-03



### Legend

- Road Names
- Roads
  - City Roads
  - Private Roads
  - County Roads
  - State Roads
  - Federal Roads
  - Unknown Roads
  - Proposed Roads
- Railroads
- Parcels
- Effingham County Boundary
- City Boundary

This map is a user generated static output from [rightsplot.spateng.com](https://rightsplot.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**

Note:  
4.9 acre portion or original 9.9 acre parcel

17 Feb, 2023

500 ft



# 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: 388-03 Date: 2-12-2023  
Address of subject property: 1297 Ga Hwy 119N  
Owner of Property: Stephanie A Weitman  
Owner's Address: 604 N Maple Street, Springfield, GA 31329  
Telephone Number: 912-657-0748  
Housing Units: 0 Other Buildings: 0  
Total Acreage 4.90

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.

Stephanie A Weitman  
Applicant Signature

Petition Requesting Annexation

DATE 2-10-2023

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: 1297 Ga Hwy 119 N

Current Tax Map Number: 388-03

See description attached.

3. Is the territory described herein contiguous,  
or across the road from the City's current boundaries?  
(if yes, see page 4)

Yes  No

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:

To build a main house and a guest/party house

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,

Stephanie A Weitman

Stephanie A Weitman  
Printed Name and Signature of Owner(s)

BK:28 PG:151-151  
 P2017000151  
 FILED IN OFFICE  
 CLERK OF COURT  
 08/30/2017 10:43 AM  
 ELIZABETH Z. HURSEY, CLERK  
 SUPERIOR COURT  
 EFFINGHAM COUNTY, GA  
*Elizabeth Z. Hursey*

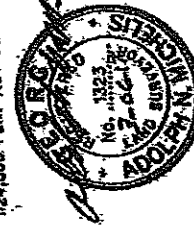
NOTE: SUBJECT PROPERTY IS A  
 DIVISION OF MAP & PARCEL 388  
 -03 OF THE EFFINGHAM COUNTY  
 TAX ASSESSORS FILE.

LEGEND:

- IRF 3/4" REBAR FOUND
- IRS 3/4" REBAR SET
- PL PROPERTY LINE
- CL CONC. NON FOUND
- N/F NOW OR FOREVER
- PF POWER POLE

EQUIP. USED TOTAL STATION  
 TOPCON 305

ERROR OF CLOSURE  
 1/24/000 PLAT NOT ADJUSTED ROSE MARY TEBEAU

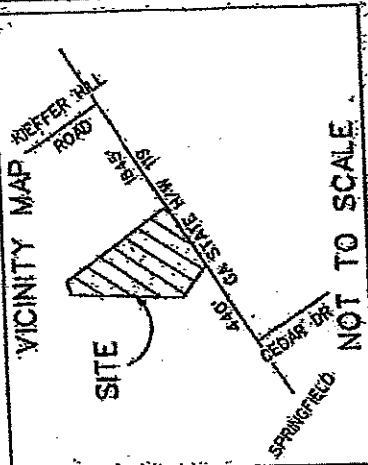


ADOLPH N. MICHELIS, R.L.S.  
 OK REG. L. S. # 1323  
 ADOLPH N. MICHELIS, & ASSO.  
 230 SANDY RIDGE ROAD  
 SAVANNAH, GEORGIA 30462  
 PH: (912) 843-3972

PERMITS TO OCCUPY SECTION 15-1-67.1  
 CERTIFY THAT THIS PLAT WAS PREPARED IN  
 ACCORDANCE WITH THE TECHNICAL STANDARDS  
 FOR SURVEYING AS SET FORTH IN  
 CHAPTER 80-7 OF THE RULES OF THE GEORGIA  
 BOARD OF REGISTRATION FOR LAND SURVEYORS.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE  
 RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERRING TO THE  
 CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED  
 3/18/2015, THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE  
 THE 500 YEAR FLOODPLAIN.

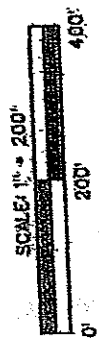
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY  
 ZONING ADMINISTRATOR,  
*[Signature]*  
 DATE 06/21/2017



NOT TO SCALE

APPROVED BY THE EFFINGHAM COUNTY DEPARTMENT OF PUBLIC  
 HEALTH, DIVISION OF ENVIRONMENTAL AND SANITATION SERVICES.  
 BULKHEAD SITES REQUIRE ADDITIONAL REVIEW AND APPROVAL.  
*[Signature]* DATE 3/14/17  
 DIRECTOR

NOTE: SUBJECT PROPERTY IS A DIVISION  
 OF MAP & PARCEL 388-03, WITH PORTIONS  
 TAKEN FROM PLAT 23 PAGE 143, & COMPLETE  
 BOUNDARY WAS NOT MADE AT THIS TIME. A  
 FIELD CHECK WAS MADE TO VERIFY CORNERS

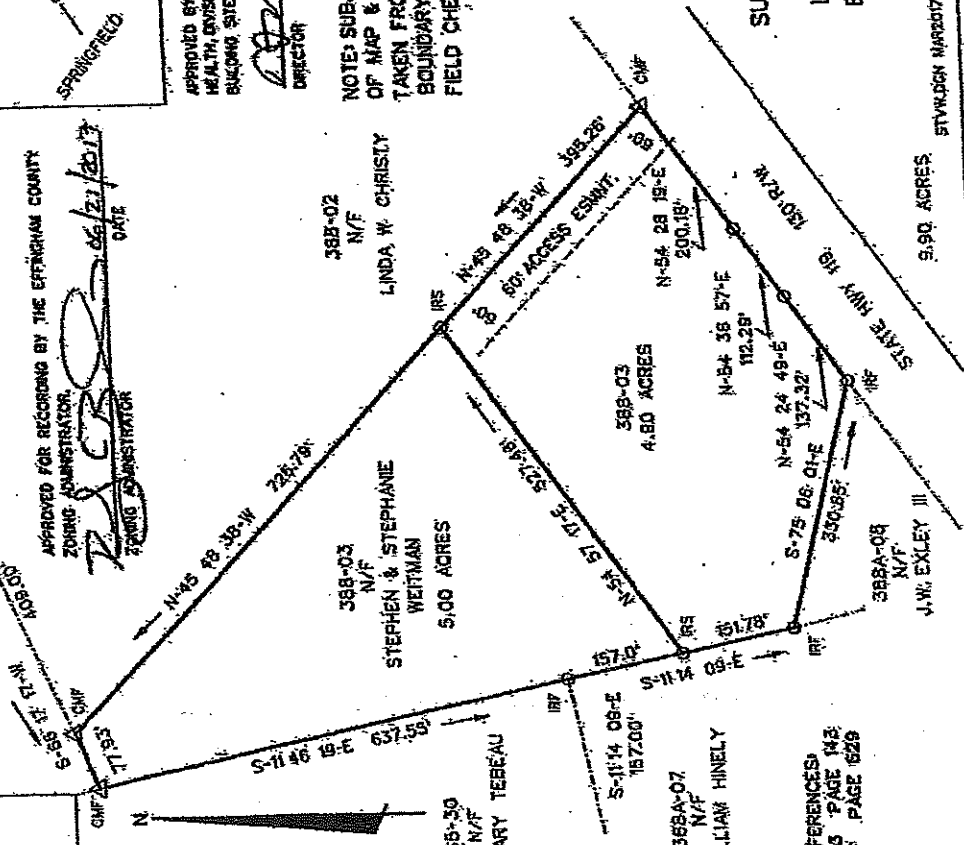


SURVEY FOR  
 STEPHEN & STEPHANIE  
 WEITMAN


SURVEY OF 5.0 ACRES FROM A  
 9.90 ACRE TRACT,  
 LOCATED IN THE 11TH, G.M.D.  
 EFFINGHAM COUNTY, GEORGIA

SURVEYED 03 MAR: 2017  
 PLAT DRAWN 03 MAR 2017

5781 ACRES



DOC# 003745  
FILED IN OFFICE  
5/4/2016 12:09 PM  
BK:2344 PG:729-730  
ELIZABETH Z. HURSEY  
CLERK OF SUPERIOR  
COURT  
EFFINGHAM COUNTY



REAL ESTATE TRANSFER T  
AX  
PAID: \$75.00  
PT-61 051-2016-001044

Prepared by:  
GALLOWAY & GALLOWAY, P.C.  
842 West Highway 80 - Post Office Box 674  
Pooler, Georgia 31322  
RWG File: 16042-R

STATE OF GEORGIA  
COUNTY OF EFFINGHAM

## WARRANTY DEED

This Indenture is made on April 29th, 2016, between **Janie A. Belcher and Margie A. Sullivan**, as Parties of the First Part, hereinafter called Grantors; and **Stephen E. Weitman and Stephanie A. Weitman**, as Parties of the Second Part, hereinafter called Grantees, (the words Grantors and Grantees to include their respective heirs, successors and assigns where the context requires or permits).

### WITNESSETH:

Grantors, for and in consideration of the sum of Ten and no/100ths 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, have granted, bargained, sold, aliened, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, convey and confirm unto the said Grantees, the following described property, to-wit:

**ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND** situate, lying and being in the 11<sup>th</sup> GMD, Effingham County, Georgia and being known and designated as **Parcel 1, containing 9.90 acres**, more or less, as shown on that certain map or plat made by Warren E. Poythress, GRSL No. 1953, dated February 24, 1989 and recorded in Plat Book 23, Page 143 in the Office of the Clerk of Superior Court of Effingham County, Georgia. Express reference is given to said map or plat for better determining the metes, bounds and dimensions of the property herein described and by said express reference is incorporated herein and made a part hereof for all purposes. This conveyance is subject, however, to all zoning ordinances, easements, restrictive covenants and rights of way of record affecting said described property.

**This property is more fully known by the current system of numbering as being PIN #388/003.**



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 Grantees forever in Fee Simple.

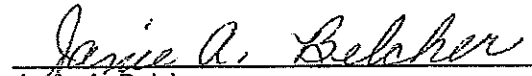
The Grantors expressly covenant that said Grantors are seized of said property in good fee simple title and that Grantors have the full right, power and authority to convey the same; that the said property and the Grantors thereof are free and clear of any liens, claims or encumbrances whatever whereby the title to said described property may in anywise be charged, changed, impaired or defeated and the Grantors will forever Warrant and Defend the said premises against the lawful claims of all persons whomsoever.

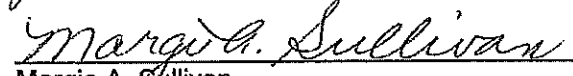
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Notary Public,  
My Commission expires 3/31/18  
March 31, 2018  
RWG File: 16042  


  
\_\_\_\_\_  
Janie A. Belcher

  
\_\_\_\_\_  
Margie A. Sullivan