



GEORGIA DEPARTMENT
of **COMMUNITY AFFAIRS**

DCA Annexation Arbitration Annual Report

Community Development Division

Office of Planning, Research, & Geoanalytics

planning@dca.ga.gov

Updated Autumn 2025

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Statistics for FY25:

Number of arbitration panel requests total: 25

Number of arbitration panel appointments total: 6

Number of arbitration panel requests completed: 1

Number of arbitration panel requests withdrawn: 7

All information not originating from the Georgia Department of Community Affairs which may be provided in this report related to proposed annexation actions (including, but not limited to: intergovernmental correspondence, annexation petitions, maps, judicial orders and settlement documents, forms, etc.) is provided for reference purposes, only. The Department makes no warranty or guarantee as to their quality, usefulness, accuracy, applicability, or currency. Such materials are included in this report as they were provided to the Department without substantive modification. The user assumes all risk for decisions made in reliance upon such documentation.

Chatham County v. City of Savannah – Annexation Arbitration: Little Neck Road

DCA first notified of the objection and request for arbitration: September 6, 2024

Final panel appointed: October 2, 2024

Decision rendered: December 10, 2024 (The date by which the decision must be rendered was December 1, 2024, however the chair of the panel extended the date by 10 business days as permitted by statute to December 13, 2024).

Summary: Chatham County (“The County”) objected to the City of Savannah’s (“The City”) proposed annexation of 667.9 acres. The County objected to an increase in density. The parties came to an external agreement before the panel convened. The panel then convened to adopt the agreement.

Appendix E

FORM FOR ARBITRATION DECISION-MAKING, FINDINGS AND RECOMMENDATIONS

Parties:
County: Chatham County

Municipality: Savannah

Property Owner(s): Speir Property, LLC

Annexation Applicant (if different from property owner):
North Point Industrial XVI, LLC

Real Property Location and Description:

Proper Objection:

The county must assert a proper objection with respect to a proposed annexation. For the objection to be proper, the decision to object must be made by majority vote of the county governing authority in an open meeting and based on one of the stated grounds for objection.

The county's objection must also be complete and be served on the city in a timely manner. In order to be timely, the county must deliver its objection to the city by certified mail or statutory overnight delivery no later than 30 calendar days after the day it receives notice of the proposed annexation from the city.

Furthermore, the county must document the nature of the objection. In particular, the county must show that the objection is grounded on a material increase in burden upon the county directly related to a proposed change in land use or zoning, a proposed increase in density, or infrastructure demands related to the proposed change in zoning or land use. The county must provide evidence of any financial impact forming the basis of the objection. If any of these requirements are not met, the objection is not proper.

Has a proper objection been submitted?

Yes (✓)
No ()

If a county fails to submit a proper objection, the arbitration process should not proceed to the remaining questions regarding the validity and substance of the objection.

Arbitration Panel Decisions

1. Determine if objection is valid.

a. Does the proposed change in zoning or land use result in a substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use?

OR

Does the proposed change in zoning or land use result in a use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project furnished by the county to the area to be annexed?

Yes ()

No ()

Do not know. Settled by parties

AND

b. Does the proposed change in zoning or land use differ substantially from the existing uses suggested for the property by the county's comprehensive land use plan or permitted for the property pursuant to the county's zoning ordinance or its land use ordinance?

Yes ()

No ()

Do not know. Settled by parties

2. If objection is valid and involves the financial impact on the county as a result of a change in zoning or land use or the provision of maintenance of infrastructure, quantify such impact in terms of cost.

Do not know.

3. Did the county provide supporting evidence that its objection is consistent with its land use plan and the pattern of existing land uses and zonings in the area of the subject property? O.C.G.A. § 36-36-115(a)(3).

Yes ()

No ()

Do not know.

4. In reaching its decision, the panel must consider:

The existing comprehensive land use plans of both the county and the city.

Facts and Issues Considered:

Do not know.

The existing land use patterns in the area of the subject property.

Facts and Issues Considered:

Do not know.

The existing zoning patterns in the area of the subject property.

Facts and Issues Considered:

Do not know.

Each jurisdiction's provision of infrastructure to the area of the subject property.

Facts and Issues Considered:

Do not know.

Whether the county has approved similar changes in intensity or allowable uses on similar developments in other unincorporated areas of the county.

Facts and Issues Considered:

Do not know.

Whether the county has approved similar developments in other unincorporated areas of the county which have a similar impact on infrastructure as complained of by the county in its objection.

Facts and Issues Considered:

Do not know.

AND

Whether the infrastructure or capital outlay project which is claimed adversely impacted by the county in its objection was funded by a county-wide tax.

Facts and Issues Considered:

Do not know.

Additional Notes and Information:

Parties settled before arbitration
could take place.

ARBITRATION PANEL FINAL FINDINGS AND RECOMMENDATIONS:

Does the panel find that zoning, land use or density conditions should be placed on the property for one year?

Yes () *Do not know.*
No ()

If yes, the following reasonable zoning, land use or density conditions shall apply for one year and be recorded on the deed records for this property:

Does the panel propose mitigating measures as to an objection pertaining to infrastructure demands?

Yes () *Do not know.*
No ()

If yes, the following mitigating measures are proposed as to an objection pertaining to infrastructure demands:

Decided this 10 day of Dec, 2014

Signature: Billy Powell

Print name: Billy Powell

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

ARBITRATION PANEL FINAL FINDINGS AND RECOMMENDATIONS:

Does the panel find that zoning, land use or density conditions should be placed on the property for one year?

Yes ()

No ()

If yes, the following reasonable zoning, land use or density conditions shall apply for one year and be recorded on the deed records for this property:

Does the panel propose mitigating measures as to an objection pertaining to infrastructure demands?

Yes ()

No ()

If yes, the following mitigating measures are proposed as to an objection pertaining to infrastructure demands:

Decided this _____ day of _____, _____.

Signature: James W Beeks, Sr. Ph.D.

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

ARBITRATION PANEL FINAL FINDINGS AND RECOMMENDATIONS:

Does the panel find that zoning, land use or density conditions should be placed on the property for one year?

Yes ()

No ()

If yes, the following reasonable zoning, land use or density conditions shall apply for one year and be recorded on the deed records for this property:

Does the panel propose mitigating measures as to an objection pertaining to infrastructure demands?

Yes ()

No ()

If yes, the following mitigating measures are proposed as to an objection pertaining to infrastructure demands:

Decided this 9 day of Dec, 2024

Signature: 

Print name: Anthony S. Ford

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

ARBITRATION PANEL FINAL FINDINGS AND RECOMMENDATIONS:

Does the panel find that zoning, land use or density conditions should be placed on the property for one year?

Yes ()
No ()

If yes, the following reasonable zoning, land use or density conditions shall apply for one year and be recorded on the deed records for this property:

Does the panel propose mitigating measures as to an objection pertaining to infrastructure demands?

Yes ()
No ()

If yes, the following mitigating measures are proposed as to an objection pertaining to infrastructure demands:

*Both parties reached an IGA settlement
that was approved by panel.*

Decided this 10 day of Dec, 2024.

Signature: Benny Carter

Print name: BENNY CARTER

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

ARBITRATION PANEL FINAL FINDINGS AND RECOMMENDATIONS:

Does the panel find that zoning, land use or density conditions should be placed on the property for one year?

Yes ()

No ()

If yes, the following reasonable zoning, land use or density conditions shall apply for one year and be recorded on the deed records for this property:

Does the panel propose mitigating measures as to an objection pertaining to infrastructure demands?

Yes ()

No ()

If yes, the following mitigating measures are proposed as to an objection pertaining to infrastructure demands:

Decided this _____ day of _____, _____.

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

Signature: _____

Print name: _____

STATE OF GEORGIA)
)
COUNTY OF CHATHAM)

INTERGOVERNMENTAL AGREEMENT

6th THIS INTERGOVERNMENTAL AGREEMENT made and entered into this December day of December, 2024 ("Effective Date"), by and between **THE BOARD OF COMMISSIONERS OF CHATHAM COUNTY, GEORGIA** ("Chatham County") and **THE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH** ("Savannah"). Collectively, Chatham County and Savannah are referred to herein as the "Parties."

W I T N E S S E T H:

WHEREAS, Speir Property, LLC, a Georgia limited liability company ("Owner") owns that certain tract, lot, and parcel of land lying and being within unincorporated Chatham County, as more particularly shown and described on Exhibit A attached hereto and incorporated by reference herein (the "Property");

WHEREAS, Northpoint Industrial XVI, LLC, a Georgia limited liability company ("Developer"), is under contract to purchase the Property;

WHEREAS, based on the corporate boundaries of the City of Savannah and Chatham County, due to a lack of utilities and services available, the Property cannot be developed for its highest and best use without annexing into the City of Savannah;

WHEREAS, the orderly development of the Property will provide a benefit to the County and Savannah, which will create jobs for residents of the County and Savannah; and will increase property tax revenue for both the County and City of Savannah;

WHEREAS, it is in the best interest of the Parties, to permit, approve, and facilitate the annexation of the Property by City of Savannah for development as a residential planned unit development;

WHEREAS, Speir Property, LLC, a Georgia Limited Liability Company (Owner) and Northpoint Industrial XVI, LLC, a Georgia Limited Liability Company, (Developer) are both third party beneficiaries of this Intergovernmental Agreement between Chatham County and City of Savannah and have the rights and obligations and being bound to all terms of this Agreement:

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements stated herein, the receipt and sufficiency of which are hereby acknowledged, and the benefits to the parties hereto, Chatham County and City of Savannah, agree as follows:

The above stated recitals are incorporated into and made a part thereof by reference into this agreement.

I. Property Annexation.

- a. Owner shall petition Savannah to annex the Property into the corporate boundaries of the City of Savannah ("Annexation Petition") designated as a residential planned unit development. Said Annexation Petition is attached hereto as Exhibit B and incorporated by reference herein.
- b. After Owner files the Annexation Petition, Savannah agrees to: (i) provide proper notice to the County of the annexation request; (ii) approve the annexation of the Property; and (iii) adopt an ordinance in substantially the same form as attached hereto as Exhibit C, formally annexing the Property. All actions of Savannah shall be conducted in compliance with the procedures and requirements of O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-66-1 et seq.;
- c. Savannah agrees to, at the time of the annexation, designate the zoning classification for the Property as PD – Planned Development. Such zoning is consistent with the Future Land Use Map designation for the Property of "Planned Development".
- d. Upon execution of the agreement the County will withdraw its objection to the annexation and rezoning of the property.
- e. County and Savannah shall each comply with all notice requirements required to facilitate the annexation and simultaneous zoning designation.
- f. Within 180 days of the annexation of the Property into Savannah, Developer will submit a general master plan for the development of the Property as a large scale, residential or mixed-use development with a total of no more than 1500 residential units. No portion of the Property will be designated in the master plan for industrial use. The master plan will be subject to the normal plan review and approval process with the Metropolitan Planning Commission and Savannah City Council, as provided in Section 6.1 of the City of Savannah's Zoning Ordinance. Savannah does not guarantee or warrant any future re-zoning of the Property, provided that the City agrees that it will not rezone any portion of the property for industrial use in the future.
- g. Developer acknowledges and agrees to the terms and obligations provided for in this Agreement and has consented to the Parties execution of the same.

II. Traffic Measures.

- a. Owner and Developer covenant and agree to convey a portion of the land immediately adjacent to and along the border of Little Neck Road right of way along the developer's property line and right of way line necessary to provide for an addition of two right of way lanes to Little Neck Road in addition to the construction of acceleration and deceleration ingress/egress turn lanes from Developer's Project to Little Neck Road right of way and Developer shall execute conveyance of such property without compensation or requiring County condemnation.
- b. Developer covenants and agrees to a reservation and dedication of sufficient property for construction of acceleration and deceleration ingress and egress turn lanes onto Little Neck Road. The design and construction of same will be coordinated by Chatham County Engineering with approval of the City of Savannah and built to the Georgia Department of Transportation specifications at access points and the construction of said acceleration and deceleration lanes shall be completed by the Developer at the time vertical construction begins within the project.
- c. Chatham County will seek to make improvements to Little Neck Road from Ogeechee Road to the bridge over Interstate 95, which includes widening, pavement, construction, milling, resurfacing, drainage, striping and signage.
- d. The County is currently incurring the expense of right of way acquisition and Engineering planning and design of Little Neck improvements from Ogeechee Road to I-95.
- e. Savannah will pay 50% of the actual cost of construction and utility relocation associated with widening Little Neck Road from two-lanes to four-lanes between Interstate 95 and Ogeechee Road and the County agrees to pay 50% of the actual cost of right-of-way improvements.
- f. Chatham County will manage the construction project. Savannah shall have a right at any time to inspect any portions of the project or project files. Chatham County will provide copies of contractor invoices to Savannah on a monthly basis so Savannah can track expenditures on the project.
- g. When construction is complete, Savannah shall make payment to Chatham County for its 50% cost of construction within 60 days of receiving a reimbursement request from the County.
- h. Savannah agrees that it shall maintain and repair as needed the Little Neck Road Right of Way from the intersection of Little Neck Road and Highway 17 westward to the point of intersection of Little Neck Road with I-95 and shall continue to maintain and mow said right of way of Little Neck Road.

- i. When additional lanes of Right Of Way are completed to Little Neck Road the City of Savannah shall maintain Little Neck Road Right of Way with the improved four lanes of traffic.
- j. It is the intention of Savannah to negotiate in good faith a similar IGA with Chatham County which shall be a Little Neck Road improvement project from I-95 bridge westward to the City limits of Bloomingdale with the City of Savannah paying 50% of the actual cost of improvements and Chatham County paying 50% of the actual cost of improvements.
- k. As part of improvements for Little Neck Road Right of Way the County desires to make substantial recreation improvements to Scott Stell Park and Savannah will grant the County a utility easement for City's placement of a water and sewer line at the expense of the County at a suitable location to provide water and sewer service with access easement for maintenance to Scott Stell Park to support restroom facilities and snack bar services for the benefit of citizens of Chatham County.

III. **Term.** The term of this Agreement shall begin on Effective Date, which shall be the date which all Parties have executed the Agreement. This Agreement shall remain in full force and effect unless it is terminated, in writing, by all the Parties, until the date six (6) years after the Effective Date.

IV. **Amendments.** This Agreement sets forth the entire understanding of the County and Savannah and it may not be changed except by a written document signed and executed by all Parties and making express reference to this agreement.

V. **Law Governing Disputes.** The Parties agree that the laws of the State of Georgia will govern all disputes under this Agreement and determine all rights hereunder.

VI. **Severability.** The provisions of this Agreement are severable. If any judgement or court order shall declare any provision or provisions of this agreement invalid or unenforceable, the other provisions of this agreement shall not be affected thereby and shall remain in full force and effect.

VII. **Binding Effect.** This Agreement and the covenants and conditions herein contained shall apply to and bind the successors and assigns of the Parties hereto, or any other political subdivision assuming the obligations of any party hereto.

VIII. **Notices.**

- a. All notices, demands and requests which may be given or which are required to be given a Party to another Party under this Agreement, and any exercise of a right of termination provided by this Agreement,

shall be in writing and shall be deemed effective: (i) immediately, when personally delivered to the intended recipient; (ii) three (3) business days after having been sent, by certified or registered mail, return receipt requested, addressed to the intended recipient at the address specified below; (iii) immediately, when delivered in person to the address set forth below for the party to whom the notice was given; (iv) at noon of the business day next following after having been deposited into the custody of a nationally recognized overnight delivery service, addressed to such party at the address specified below; (v) immediately, if sent during regular business hours or at 8:30 a.m. local time on the next business day following an after-hours, weekend or holiday notice sent by electronic mail ("e-mail"), provided that receipt for such facsimile or e-mail is verified by the sender and followed by a notice sent in accordance with one of the other provisions set forth above; or (vi) immediately, upon actual receipt. Any notice sent as required by this section and refused by recipient shall be deemed delivered as of the date of such refusal.

- b. For purposes of this Section, the addresses and e-mail addresses of the parties for all notices are as follows (unless changed by a similar notice in writing given by the particular person whose address is to be changed):

i. As to County: Michael A. Kaigler, County Manager
Chatham County
124 Bull Street- Suite 220
Savannah, GA 31401
Facsimile: 912-652-7874
E-Mail: mkaigler@chathamcounty.org

With a copy to: Jonathan Hart, County Attorney
Chatham County
124 Bull Street - Suite 230
Savannah, GA 31401
E-Mail: RJHart@chathamcounty.org

And: Linda B. Cramer, Ass't County Manager
Chatham County
124 Bull Street - Suite 220
Savannah, GA 31401
E-Mail: lbcramer@chathamcounty.org

ii. As to Savannah: Joseph A. Melder, City Manager
City of Savannah
P.O. Box 1027
Savannah, GA 31402
E-mail: jay.melder@savannahga.gov

With a copy to: David Keating, Director of Real Estate
City of Savannah
P.O. Box 1027
Savannah, GA 31402
Telephone: 912-651-6524
E-Mail: dkeating@savannahga.gov

And: Bates Lovett, City Attorney
City of Savannah
P.O. Box 1027
Savannah, GA 31402
E-mail: blovett@savannahga.gov

iii. As to Developer: Northpoint Industrial XVI, LLC
1007 N. Patterson Street
Valdosta, GA 31601
E-Mail: blangdale@langdalelaw.com

With a copy to: Robert L. McCorkle, III, Esq.
McCorkle, Johnson & McCoy, LLP
319 Tattnall Street
Savannah, GA 31401
E-Mail: rlm@mccorklejohnson.com

IX. Counterparts. This Agreement is being executed in any number of counterparts, each of which is an original and all of which are identical. Each counterpart of this Agreement is to be deemed an original hereof and all counterparts, collectively, are to be deemed but one instrument.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have hereunto caused this agreement to be executed by the authorized representatives on the day and year first above written.

BOARD OF COMMISSIONERS OF THE
COUNTY OF CHATHAM, GEORGIA

BY: Chester A. Ellis

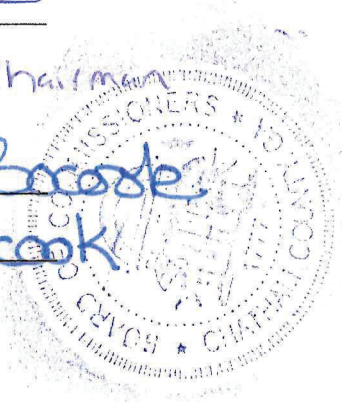
NAME: Chadwick

TITLE: COUNTY MANAGER Chairman

ATTEST: Janice E. Brooker

NAME: Janice E. Brooker

TITLE: ~~SECRETARY~~ Clerk



Signed, sealed and delivered
in the presence of:

[Signature]

[Signature]

Notary Public

[Signature Page – Board of Commissioners of Chatham County, Georgia]

IN WITNESS WHEREOF, the parties hereto have hereunto caused this agreement to be executed by the authorized representatives on the day and year first above written.

THE MAYOR AND ALDERMEN OF
THE CITY OF SAVANNAH

BY: _____

NAME: Joseph A. Melder

TITLE: CITY MANAGER

ATTEST: _____

NAME: _____

Mark Massey

TITLE: CLERK OF COUNCIL

Signed, sealed and delivered
in the presence of:

Notary Public



[Signature Page – Mayor and Alderman of the City of Savannah]

IN WITNESS WHEREOF, the parties hereto have hereunto caused this agreement to be executed by the authorized representatives on the day and year first above written.

**NORTHPOINT INDUSTRIAL XVI,
LLC, a Georgia limited liability
company**

BY: _____

NAME: _____

TITLE: _____

Signed, sealed and delivered
in the presence of:

Notary Public

Exhibit A

Property

PARCEL 1 (PIN 11026 01002C) – PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT KNOWN AS 493.844 ACRES, HOME PLACE TRACT, 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 746,641.22 AND EAST: 928,681.03, THENCE LEAVING SAID RIGHT-OF-WAY AND TRAVERSING ALONG THE FOLLOWING COURSES AND DISTANCES; S48°54'49"W A DISTANCE OF 1396.96' TO A POINT, N38°30'04"W A DISTANCE OF 213.08' TO A POINT, S48°51'14"W A DISTANCE OF 795.42' TO A POINT, S67°41'51"E A DISTANCE OF 550.66' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF BUSH ROAD, S48°52'32"W A DISTANCE OF 1876.59' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE CITY LIMITS JURISDICTION LINE OF UNINCORPORATED CHATHAM COUNTY AND CORPORATE LIMITS OF CITY OF SAVANNAH THE FOLLOWING COURSES AND DISTANCES; N57°11'43"W A DISTANCE OF 1471.69' TO A POINT, N57°00'51"W A DISTANCE OF 3294.80' TO A POINT; S41°15'10"W A DISTANCE OF 1848.10' TO A POINT, N52°32'33"W A DISTANCE OF 258.37' TO A POINT, N82°48'54"W A DISTANCE OF 447.11' TO A POINT, N40°56'41"E A DISTANCE OF 232.65' TO A POINT, N52°01'30"W A DISTANCE OF 31.86' TO A POINT, N40°58'09"E A DISTANCE OF 799.62' TO A POINT, N50°39'23"W A DISTANCE OF 887.62' TO A POINT, N62°49'44"E A DISTANCE OF 888.20' TO A POINT, N57°43'39"E A DISTANCE OF 1011.12' TO A POINT, N71°10'39"E A DISTANCE OF 409.86' TO A POINT, N69°50'02"E A DISTANCE OF 692.42' TO A POINT, N63°13'35"E A DISTANCE OF 1512.63' TO A POINT, N61°42'39"E A DISTANCE OF 399.13' TO A POINT; THENCE LEAVING SAID CITY LIMITS JURISDICTION LINE AND ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES; S69°16'18"E A DISTANCE OF 2803.60' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1252.87', A RADIUS OF 2814.79', A CHORD BEARING OF S56°39'53"E AND A CHORD LENGTH OF 1242.55' TO A POINT, S43°45'27"E A DISTANCE OF 789.92' TO THE POINT OF BEGINNING; AND CONTAINING 493.844 ACRES OR 21,511,826 SQUARE FEET.

PARCEL 2 (PIN 11026 01017)- PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT KNOWN AS LOT 3, HOME PLACE SUBDIVISION, 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 747,485.55 AND EAST: 927,987.47, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES; FOLLOWING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 997.53', A RADIUS

OF 2914.79', A CHORD BEARING OF N59°36'42"W AND A CHORD LENGTH OF 992.67' TO A POINT, N69°15'18"W A DISTANCE OF 2716.44' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY MEDIA GENERAL OPERATIONS, INC, RECORDED IN PLAT RECORD BOOK 14P, PAGE 19 THE FOLLOWING COURSES AND DISTANCES; N61°41'54"E A DISTANCE OF 202.18' TO A POINT, N62°25'45"E A DISTANCE OF 664.16' TO A POINT, N62°13'45"E A DISTANCE OF 2563.41' TO A POINT, N62°20'17"E A DISTANCE OF 776.18' TO A POINT; THENCE ALONG THE CITY LIMITS JURISDICTION LINE OF UNINCORPORATED CHATHAM COUNTY AND CORPORATE LIMITS OF CITY OF POOLER THE FOLLOWING COURSES AND DISTANCES; S44°29'52"E A DISTANCE OF 1822.56' TO A POINT, S49°30'27"W A DISTANCE OF 2371.48' TO A POINT, S41°20'24"E A DISTANCE OF 564.84' TO A POINT, S47°34'26"W A DISTANCE OF 232.84' TO THE POINT OF BEGINNING; AND CONTAINING 174.051 ACRES OR 7,581,657 SQUARE FEET.

Said property being a portion of parcel identification numbers 1-1026-01-002C and 11026-01-017.

Exhibit B

[SEE ATTACHED]

Exhibit B

23-503

**100 PERCENT METHOD OF ANNEXATION
PETITION REQUESTING ANNEXATION**

October 17th, 2023

To the Mayor and Aldermen ("City Council") of the City of Savannah, Georgia.

1. The undersigned, being the owner of all real property of the territory described herein, respectfully requests that the City Council annex this territory to the City of Savannah, Georgia, 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 Savannah, Georgia, and the description of such territory is as follows:

PARCEL 1 (PIN 11026 01002C) - PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT KNOWN AS 493.844 ACRES, HOME PLACE TRACT, 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 746,641.22 AND EAST: 928,681.03, THENCE LEAVING SAID RIGHT-OF-WAY AND TRAVERSING ALONG THE FOLLOWING COURSES AND DISTANCES; S48°54'49"W A DISTANCE OF 1396.96' TO A POINT, N38°30'04"W A DISTANCE OF 213.08' TO A POINT, S48°51'14"W A DISTANCE OF 795.42' TO A POINT, S67°41'51"E A DISTANCE OF 550.66' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF BUSH ROAD, S48°52'32"W A DISTANCE OF 1876.59' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE CITY LIMITS JURISDICTION LINE OF UNINCORPORATED CHATHAM COUNTY AND CORPORATE LIMITS OF CITY OF SAVANNAH THE FOLLOWING COURSES AND DISTANCES; N57°11'43"W A DISTANCE OF 1471.69' TO A POINT, N57°00'51"W A DISTANCE OF 3294.80' TO A POINT; S41°15'10"W A DISTANCE OF 1848.10' TO A POINT, N52°32'33"W A DISTANCE OF 258.37' TO A POINT, N82°48'54"W A DISTANCE OF 447.11' TO A POINT, N40°56'41"E A DISTANCE OF 232.65' TO A POINT, N52°01'30"W A DISTANCE OF 31.86' TO A POINT, N40°58'09"E A DISTANCE OF 799.62' TO A POINT, N50°39'23"W A DISTANCE OF 887.62' TO A POINT, N62°49'44"E A DISTANCE OF 888.20' TO A POINT, N57°43'39"E A DISTANCE OF 1011.12' TO A POINT, N71°10'39"E A DISTANCE OF 409.86' TO A POINT, N69°50'02"E A DISTANCE OF 692.42' TO A POINT, N63°13'35"E A DISTANCE OF 1512.63' TO A POINT, N61°42'39"E A DISTANCE OF 399.13' TO A POINT; THENCE LEAVING SAID CITY LIMITS JURISDICTION LINE AND ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES; S69°16'18"E A DISTANCE OF 2803.60' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1252.87', A RADIUS OF 2814.79', A CHORD BEARING OF S56°39'53"E AND A CHORD LENGTH OF 1242.55' TO A POINT, S43°45'27"E A

23-503

DISTANCE OF 789.92' TO THE POINT OF BEGINNING; AND CONTAINING 493.844 ACRES OR 21,511,826 SQUARE FEET.

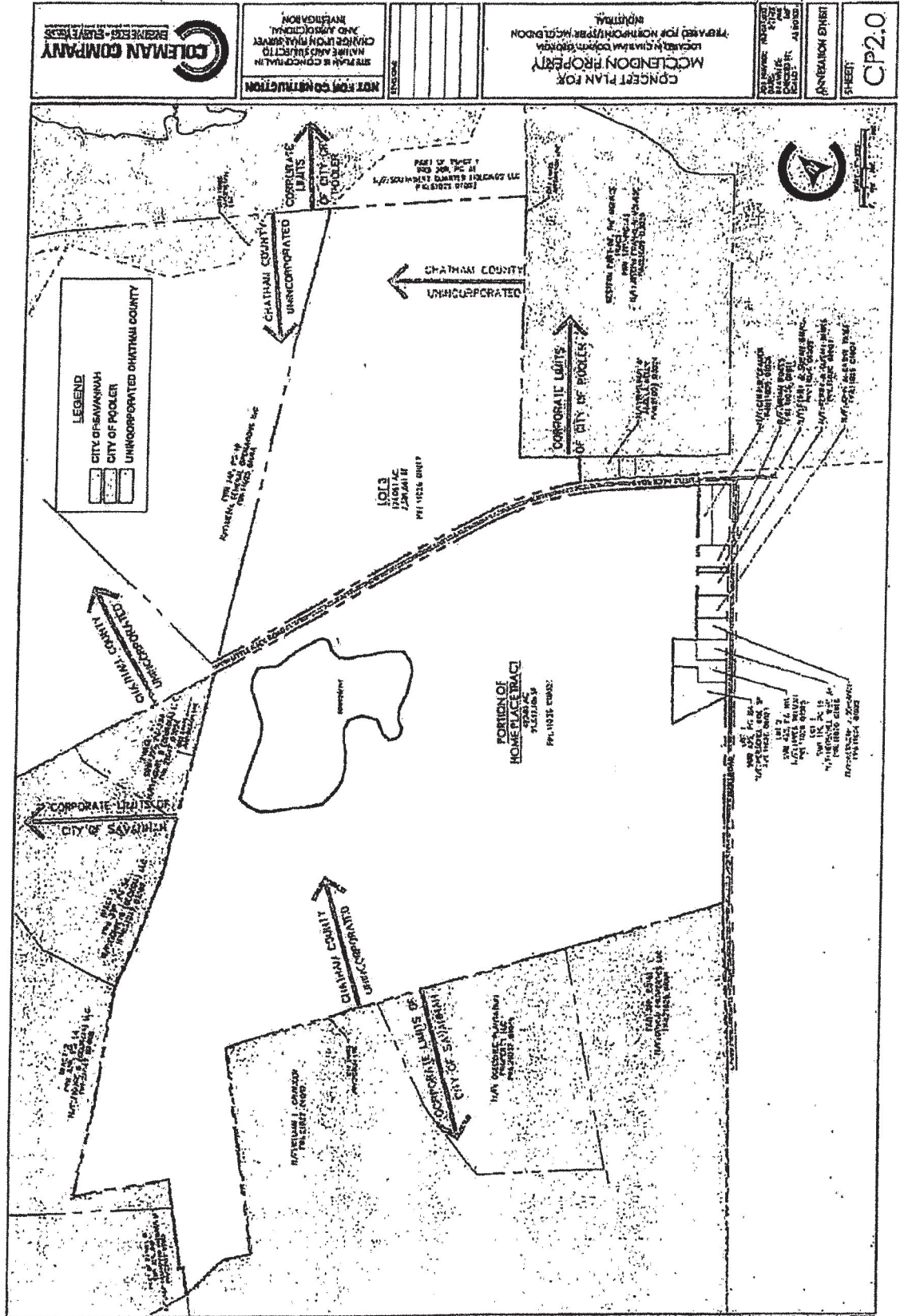
PARCEL 2 (PIN 11026 01017)- PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT KNOWN AS LOT 3, HOME PLACE SUBDIVISION, 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE NORTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 747,485.55 AND EAST: 927,987.47, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES; FOLLOWING A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 997.53', A RADIUS OF 2914.79', A CHORD BEARING OF N59°36'42"W AND A CHORD LENGTH OF 992.67' TO A POINT, N69°16'18"W A DISTANCE OF 2716.44' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY MEDIA GENERAL OPERATIONS, INC. RECORDED IN PLAT RECORD BOOK 14P, PAGE 19 THE FOLLOWING COURSES AND DISTANCES; N61°41'54"E A DISTANCE OF 202.18' TO A POINT, N62°25'45"E A DISTANCE OF 664.16' TO A POINT, N62°13'45"E A DISTANCE OF 2563.41' TO A POINT, N62°20'17"E A DISTANCE OF 776.18' TO A POINT; THENCE ALONG THE CITY LIMITS JURISDICTION LINE OF UNINCORPORATED CHATHAM COUNTY AND CORPORATE LIMITS OF CITY OF POOLER THE FOLLOWING COURSES AND DISTANCES; S44°29'52"E A DISTANCE OF 1822.56' TO A POINT, S49°30'27"W A DISTANCE OF 2371.48' TO A POINT, S41°20'24"E A DISTANCE OF 564.84' TO A POINT, S47°34'26"W A DISTANCE OF 232.84' TO THE POINT OF BEGINNING; AND CONTAINING 174.051 ACRES OR 7,581,657 SQUARE FEET.

Said property being a portion of parcel identification numbers 11026-01-002G and 11026-01-017.

SPEIR. PROPERTY, LLC, a Georgia
limited liability company

By: B. D. McLeod
Name: Bruce D. McLeod
Title: MANAGER / MEMBER



SHEET
CP2.0

DATE
10/1/03

BY
J. L. COLEMAN

FOR
NORTHCHURCH/PER McCLELLAND
SOUTHCHURCH

PROJECT
CONCEPT PLAN FOR
McClelland PROPERTY

DATE
10/1/03

BY
J. L. COLEMAN

FOR
NORTHCHURCH/PER McCLELLAND
SOUTHCHURCH

PROJECT
CONCEPT PLAN FOR
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DATE
10/1/03

BY
J. L. COLEMAN

FOR
NORTHCHURCH/PER McCLELLAND
SOUTHCHURCH

David Maxwell

From: Margaret Fox
Sent: Monday, October 23, 2023 2:54 PM
To: Jay Melder; David Maxwell
Cc: Mark Massey; Bridget Lidy; Gwendolyn Jones
Subject: ANNEXATION PETITION
Attachments: Pet.23-503_Speir Property LLC_McCorkle Johnson and McCoy LLP_PINs 11026 01002c_01017_Recvd. 10-23-2023.pdf; Pet.23-126_Speir Property LLC_McCorkle Johnson and McCoy LLP_PINs 11026 01002C_11026 01017_Recvd. 03-06-2023.pdf

Good afternoon, City Manager Melder, and Mr. Maxwell,

Attached please find an Annexation Petition received in the Clerk of Council's office today via the City Manager's office. This matter is being submitted on behalf of the following:

- Petition No.23-503 – Speir Property, LLC (Robert L. McCorkle, II, Esq.) – Little Neck Road bearing PINs 11026 01002c and 01017. [Cross Reference Pet.#23-126]

Let us know if you need any further assistance.

Thank you. ☺

Continue To Stay Safe!

Margaret Fox

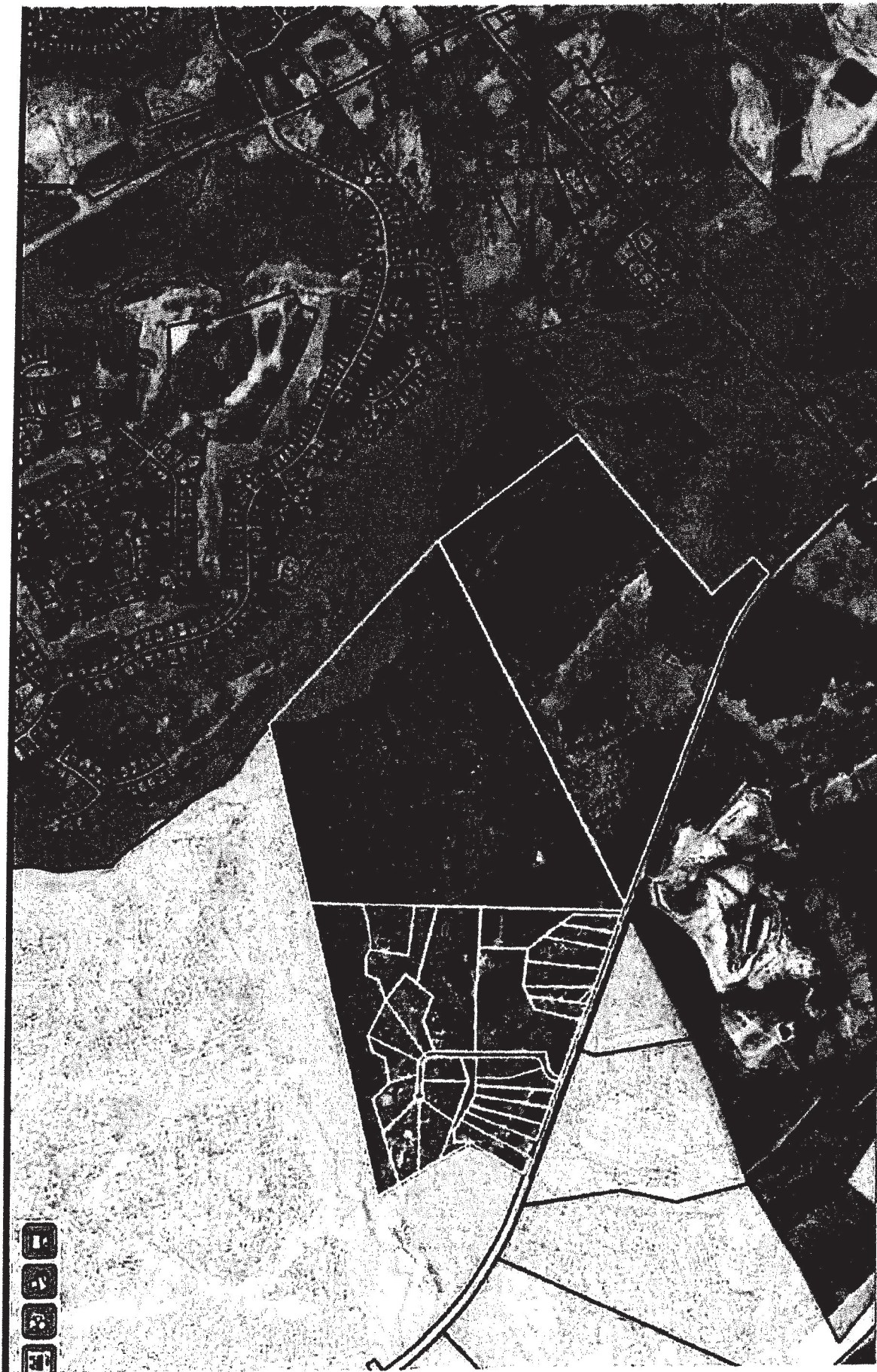


Deputy Clerk of Council
City of Savannah
(912) 651-6441

<http://savannahga.gov/391/Clerk-of-Council>

SAVANNAH
ONE CITY. ONE DIRECTION. FORWARD.





Alternate ID2981390

Class R5 - Residential Large Tracts

Acreage 482.52

Owner Address LONE PINE LAND HOLDINGS LLC
2365 AIMWELL RD
VIDALIA, GA 30474

INCORPORATED
4 OF THE SPEIR-BRODGMAN TRACT SOUTH SIDE OF LITTLE NECK ROAD
(TO BE USED OR LIES & DOCUMENT)

Exhibit C

Savannah Ordinance, Re: Property Annexation

AN ORDINANCE

To annex property into the City of Savannah, Georgia, pursuant to Chapter 36 of Title 36 of the Official Code of Georgia Annotated; to provide an effective date; and for other purposes.

BE IT ORDAINED BY THE GOVERNING AUTHORITY OF THE CITY OF SAVANNAH:

Section 1. The area contiguous to the City of Savannah as described in Appendix A, which is attached to and incorporated as part of this Ordinance, is hereby annexed into the City of Savannah and is made a part of said City.

Section 2. This ordinance shall become effective on the _____ day of _____ 2024.

Section 3. The Clerk of Council of the City of Savannah, Georgia is instructed to send a report that includes certified copies of this Ordinance, the name of the county in which the property being annexed is located and a letter from the City stating the intent to add the annexed area to Census maps during the next survey and stating that the survey map will be completed and returned to the Census Bureau, Department of Community Affairs, and to the governing authority of Chatham County) within thirty (30) days after the effective date of the annexation as set forth above in Section 2.

Section 4. All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

APPROVED this _____ day of _____, 2024 by the Mayor and Aldermen of the City of Savannah, Georgia.

ATTEST:

Clerk of Council

Mayor

[SEAL]

Appendix A

PARCEL 1 (PIN 11026 01002C) – PROPERTY DESCRIPTION:

ALL THAT CERTAIN TRACT KNOWN AS 493.844 ACRES, HOME PLACE TRACT, 8TH G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 746,641.22 AND EAST: 928,681.03, THENCE LEAVING SAID RIGHT-OF-WAY AND TRAVERSING ALONG THE FOLLOWING COURSES AND DISTANCES; S48°54'49"W A DISTANCE OF 1396.96' TO A POINT, N38°30'04"W A DISTANCE OF 213.08' TO A POINT, S48°51'14"W A DISTANCE OF 795.42' TO A POINT, S67°41'51"E A DISTANCE OF 550.66' TO A POINT; THENCE ALONG THE WESTERN RIGHT-OF-WAY OF BUSH ROAD, S48°52'32"W A DISTANCE OF 1876.59' TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE CITY LIMITS JURISDICTION LINE OF UNINCORPORATED CHATHAM COUNTY AND CORPORATE LIMITS OF CITY OF SAVANNAH THE FOLLOWING COURSES AND DISTANCES; N57°11'43"W A DISTANCE OF 1471.69' TO A POINT, N57°00'51"W A DISTANCE OF 3294.80' TO A POINT; S41°15'10"W A DISTANCE OF 1848.10' TO A POINT, N52°32'33"W A DISTANCE OF 258.37' TO A POINT, N82°48'54"W A DISTANCE OF 447.11' TO A POINT, N40°56'41"E A DISTANCE OF 232.65' TO A POINT, N52°01'30"W A DISTANCE OF 31.86' TO A POINT, N40°58'09"E A DISTANCE OF 799.62' TO A POINT, N50°39'23"W A DISTANCE OF 887.62' TO A POINT, N62°49'44"E A DISTANCE OF 888.20' TO A POINT, N57°43'39"E A DISTANCE OF 1011.12' TO A POINT, N71°10'39"E A DISTANCE OF 409.86' TO A POINT, N69°50'02"E A DISTANCE OF 692.42' TO A POINT, N63°13'35"E A DISTANCE OF 1512.63' TO A POINT, N61°42'39"E A DISTANCE OF 399.13' TO A POINT; THENCE LEAVING SAID CITY LIMITS JURISDICTION LINE AND ALONG THE SOUTHERN RIGHT-OF-WAY OF LITTLE NECK ROAD THE FOLLOWING COURSES AND DISTANCES; S69°16'18"E A DISTANCE OF 2803.60' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 1252.87', A RADIUS OF 2814.79', A CHORD BEARING OF S56°39'53"E AND A CHORD LENGTH OF 1242.55' TO A POINT, S43°45'27"E A DISTANCE OF 789.92' TO THE POINT OF BEGINNING; AND CONTAINING 493.844 ACRES OR 21,511,826 SQUARE FEET.

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