

MEMORANDUM

TO: Rob Hernandez, City Manager
FROM: David Maxwell, Chief Financial Officer
DATE: August 9, 2018



SUBJECT: Receipt of Annexation Petition from CCG/NLG Ogeechee, LLC

I received an annexation petition from CCG/NLG Ogeechee, LLC related to a parcel of land at 4323 Ogeechee Road located near Chatham Parkway. The request, made by the owner's agent Doug Morgan, is for approximately 0.74 acres to be annexed into the City of Savannah. The property currently consists of a Sherwin Williams retail paint store. The annexation of this parcel is in conjunction with four other parcels that were previously petitioned for annexation and will eliminate an unincorporated island from being created. The anticipated annual tax increment from this parcel is \$1,782 and it will be covered by existing fire and police infrastructure as the parcel abuts the City limits of Savannah across Ogeechee Road.

I have prepared the attached notice for signature. Please review it and once signed, please return the documents to me for delivery.



August 9, 2018

The Board of County Commissioners
Chatham County, Georgia
P.O. Box 8161

Savannah, GA 31412

Attn: Ms. Janice Bocook, Clerk of County Commission

Delivery via Certified Mail

RE: Notice of Receipt of Petition for
Annexation of Unincorporated Lands
Located on Ogeechee Road
near Chatham Parkway

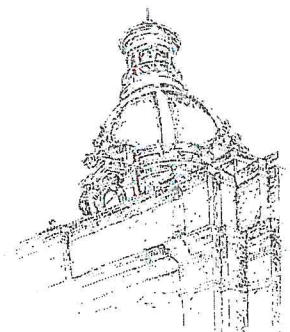
Dear Ms. Bocook:

Please be advised that the City of Savannah received a petition requesting that the City annex certain unincorporated property from the following land owner: CCG/NLG Ogeechee, LLC. The petitioner has requested that the City annex the property by ordinance pursuant to O.C.G.A. 36-36-20 et. seq. (the "100% method").

The land, to which the request for annexation applies, consists of a single parcel with a total of approximately 0.74 acres which is contiguous to the City and is located on the east side of Ogeechee Road near Chatham Parkway. Attached is a copy of the petition, including a survey of the territory to be annexed and a locator map of the tracts.

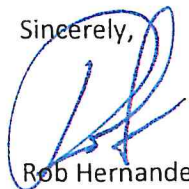
Pursuant to O.C.G.A. 36-36-7 and O.C.G.A. 36-36-9, you must notify the City in writing by certified mail or statutory overnight delivery, return receipt requested, of any County facilities or property located within the territory to be annexed, within five (5) business days of receipt of this letter.

Please also be informed that the initial zoning of the annexed territory to be designated by the City will be the same zoning classification (P-B-C) as currently designated by the County in accordance with O.C.G.A. 36-66-4(e).



If I can be of any further assistance or provide you with additional information, please feel free to call.

Sincerely,



Rob Hernandez
City Manager

Cc: Lee Smith, County Manager
John Sawyer, Public Works Director

Filed August 9

REPORT

The Department, to Which the Petition Was Referred, Reports:

Clerk of Council

PETITION

M. Douglas Morgan

10 Chatham Center South, Suite 100

Savannah, GA 31405

Requesting

to annex 0.74 acres of property located

in Chatham County addressed at 4323

Ogeechee Road into Savannah

Department Head

Be it resolved By the Mayor and Aldermen of the City of Savannah in Council assembled that the above report be and the same is hereby adopted.

In Council _____ 20_____

Certified

Referred to CFO/CM

Clerk of Council

City Manager

Notice: "Be advised that the City of Savannah, as a Municipal Corporation, Chartered under the Laws of the State of Georgia in some injury or damage cases, such as damages caused by defects in streets and sidewalks and the sewer system, is not liable unless it first had knowledge of the defect causing the injury and thereafter failed to correct the defect. In most cases, the City has no notice of defects until the initial injury occurs and in such cases, the City is not liable and such petitions may be denied. You, nevertheless, have the right as a citizen to present your petition and have it investigated and resolved and/or heard by the Mayor and Aldermen." The statute of limitation for filing a claim against the City is six (6) months.

Return to:
Office of the Clerk of Council
City of Savannah
City Hall Office, 2 East Bay Street

Or Mailing Address: P.O. Box 1027
Savannah, GA 31402

Savannah, GA

August 3

20 18

**TO THE HONORABLE MAYOR AND ALDERMEN
OF THE CITY OF SAVANNAH**

PLEASE ALLOW FOUR TO SIX
WEEKS FOR PROCESSING

REQUEST FOR PROPERTY ANNEXATION

I respectfully request your Honorable Body to _____

Annex a total of 0.74 acres of property located in Chatham County, addressed at
4323 Ogeechee Road, into the City of Savannah.


The property being described as Parcel Identification Numbers (PIN):

1-0836-02-005

Attached is a copy of the Warranty Deed, Recorded Plat and Owner Authorization Letter.

Owner: CCG/NLG Ogeechee, LLC
Nancy Graham / Kim Graham
912-659-0325 or 912-352-9111
ccgrahamco@aol.com

Print Name: M. Douglas Morgan

Signature: 

Address: 10 Chatham Center South, Suite 100
Savannah, Georgia 31405

Telephone Number: 912-644-3246

CCG/NLG Ogeechee, LLC
P.O. Box 13845
Savannah, GA 31416

August 2, 2018

RE: Annexation of Property Located at:
4323 Ogeechee Road
Savannah, GA 31405

To Whom It May Concern:

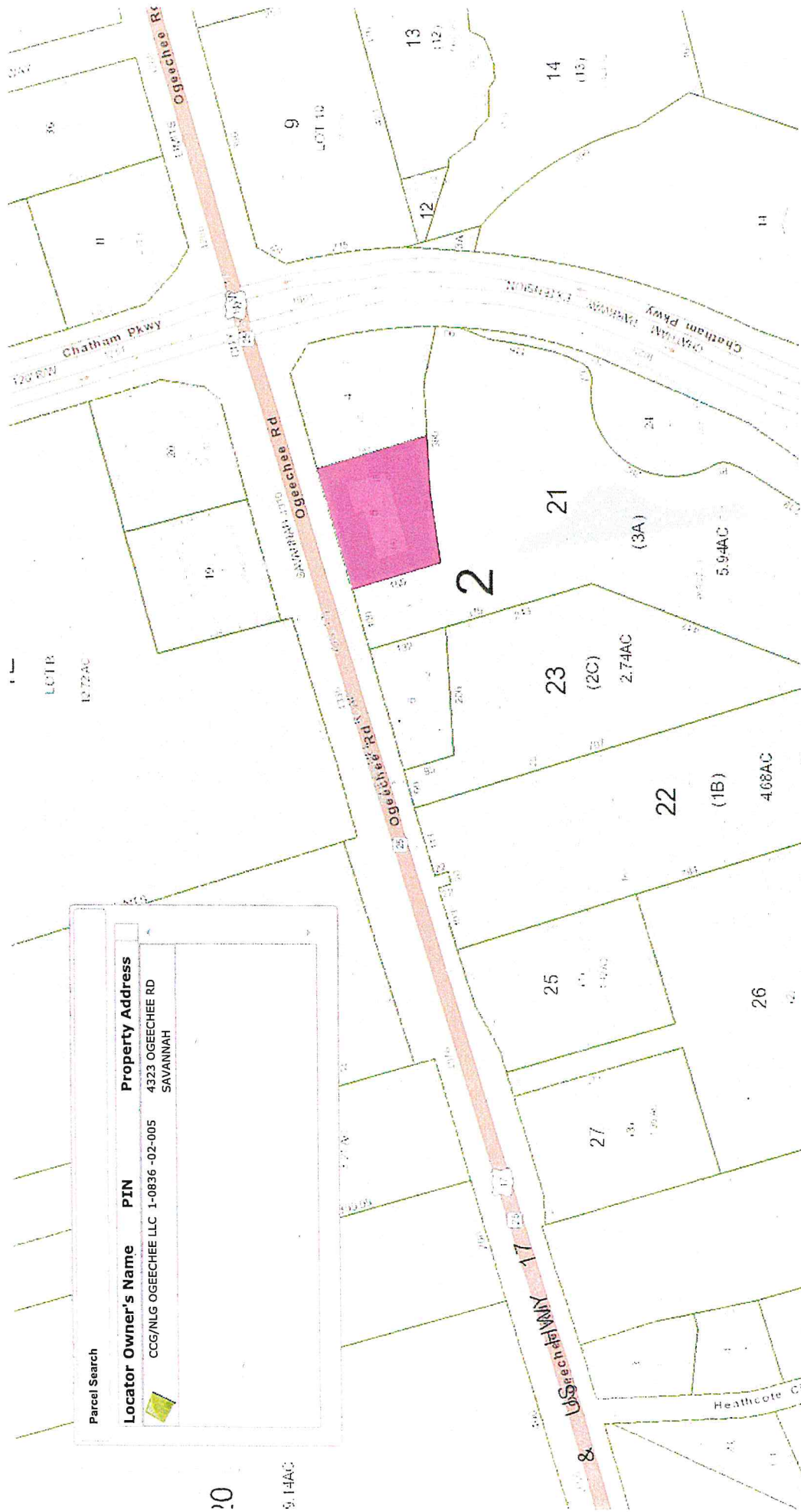
I, Nancy Graham, have given authorization to EMC Engineering Services, Inc. to act as my agent on behalf of the annexation of my property located at 4323 Ogeechee Road with the City of Savannah.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Graham". The signature is written in dark ink and is positioned below the word "Sincerely,".

Nancy Graham

Contact:
Kim Graham
912-659-0325
912-352-9111
P.O. Box 13845
Savannah, GA 31416
ccgrahamco@aol.com



Clock#: 1131960
FILED FOR RECORD
2/06/2009 11:10am
PAID: 12.00
Daniel W. Massey, Clerk
Superior Court of Chatham County
Chatham County, Georgia

BOOK
3486

PAGE
254

STATE OF GEORGIA)
COUNTY OF CHATHAM) WARRANTY DEED

Prepared by and return to:
K. Russell Simpson
Simpson & Creasy, P.C.
7393 Hodgson Memorial Drive, Suite 102
Savannah, Georgia 31406
(912) 925-7200

This deed is made this 24th day of January, 2009, between C. CARL GRAHAM as party of the first part ("First Party"), and CCG/NLG OGEECHEE, LLC, a Georgia limited liability company, as party of the second part ("Second Party").

W I T N E S S E T H:

First party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, hereby grants, bargains, sells and conveys unto Second Party, its successors and assigns, all of First Party's right, title and interest in and to the following described property, subject to any indebtedness of record now secured thereby, any which indebtedness hereby is assumed by Second Party:

All that certain lot, tract or parcel of land situate, lying and being in the State of Georgia, County of Chatham, 7th G.M. District, and being known upon a map or plan as Lots Numbered Four (4) and Five (5), Section A, Heathcote Farms, said lots being approximately five (5) miles from the City of Savannah, and are located on the Southside of the Ogeechee Road and having a combined frontage of two hundred feet (200') upon said road and as a whole are bounded as follows: on the North by the Ogeechee Road; on the East by Lot Number Six (6), said Section and Subdivision; on the South by a county ditch; and on the West by Lot Number Three (3), said Section and Subdivision. Said lots appearing upon that certain map of a portion of Heathcote Farms made by M. F. Smith, C.E., on May 3, 1940, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia, in Plat Record Book "A," Folio 309, to which specific reference is hereby made for a more complete description hereof. Together with improvements thereon known as 4321 Ogeechee Road, Highway 17, South.

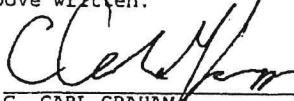
Subject, however to certain restrictions, covenants and easements of record or evidenced by use.

The described lot, tract or parcel of land is the same lot, tract or parcel of land described in that certain warranty deed dated March 31, 1998, from J. Richard Barrow to C. Carl Graham, recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Record Book 192-E, Pages 647-648 on March 31, 1998.


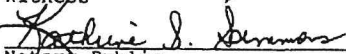
TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in anywise appertaining (altogether the "Premises"), unto Second Party, its successors and assigns in fee simple forever.

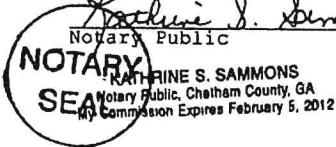
AND LASTLY, First Party warrants that First Party is seised of the Premises in fee simple and has good right to convey the same; that said Premises are free from encumbrances, except any of record; and First Party will forever defend the title to the Premises.

IN WITNESS WHEREOF, First Party has set her hand and seal effective the day and year first above written.


C. CARL GRAHAM (L.S.)

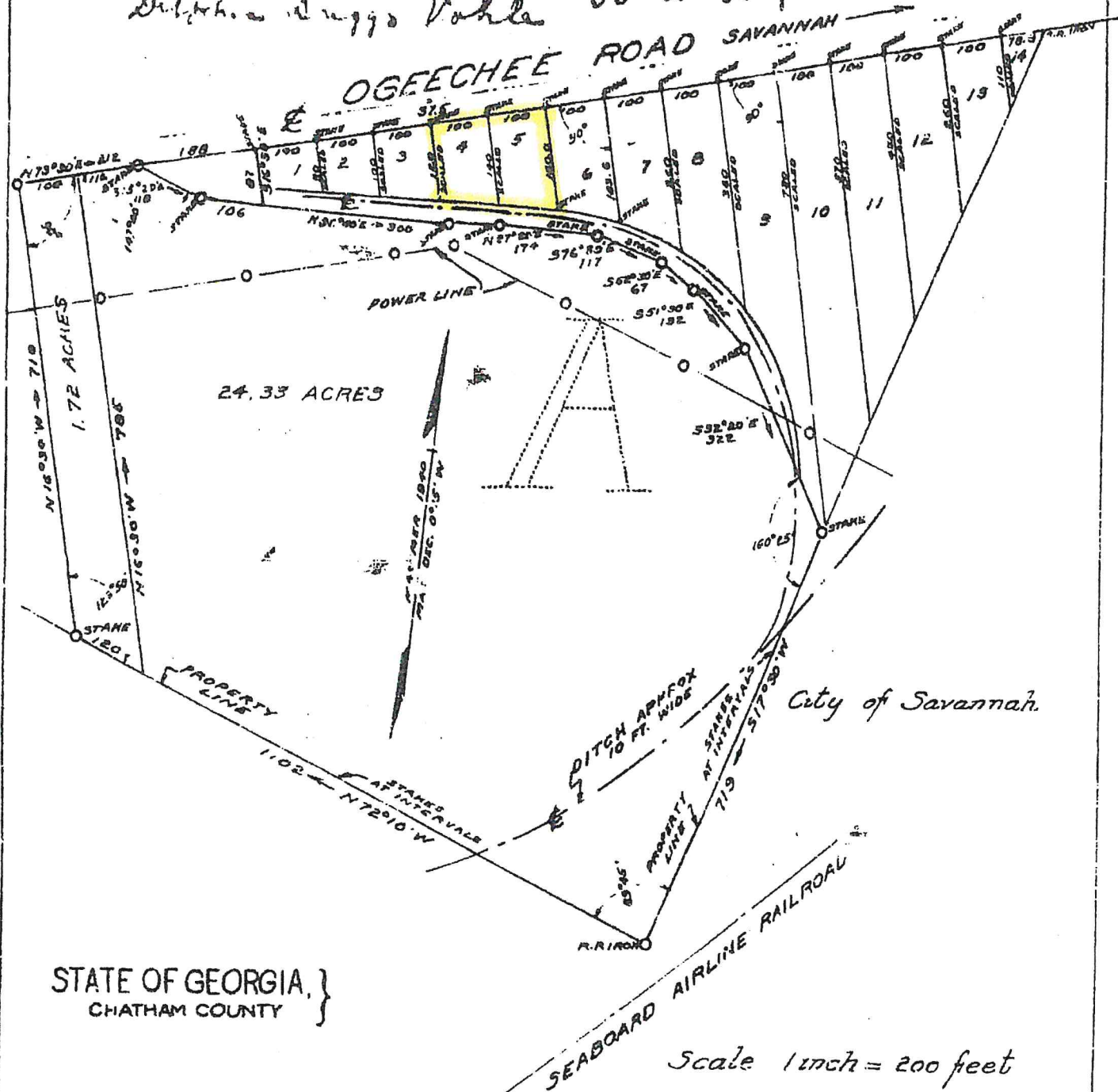
Signed, sealed and delivered
in the presence of:


Witness

Notary Public



(NOTE: TITLE NOT EXAMINED BY PREPARER.)

Leathurst Div. Leon & Randolph Spaulding
to
Duluth & Juggs Vohla 35 & 357



Map of a subdivision of a portion of Heathcote Farms, located on the south side of Ogeechee Road, about five miles from the City of Savannah. Lots are staked only as shown.

Surveyed for Randolph Spaulding and L. V. Graham
the 3rd day of May 1940
By M. J. Smith

Civil Engineer
Georgia Registration
Nos 122 and 578

Notes: 515 Folio 47 File $\frac{73}{5}$