

November 29, 2022

The Board of County Commissioners
Chatham County, Georgia
P.O. Box 8161
Savannah, GA 31412
Attn: Clerk of County Commission

Delivery via Certified Mail

RE: Notice of receipt of petition for
annexation of unincorporated lands
located on Buckhalter Road near Veterans Parkway

Dear Clerk:

Please be advised that the City of Savannah received a petition requesting that the City annex certain unincorporated properties. 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").

This letter has been sent to you by certified mail, return receipt requested, within five (5) business days of the City's receipt of the petition requesting the annexation in accordance with O.C.G.A. 36-36-6 and O.C.G.A. 36-36-9.

The land, to which the request for annexation applies, consists of 10 parcels detailed in the attached annexation petition filed with the City Clerk of the City of Savannah. The parcels are contiguous to the City of Savannah and are located on Buckhalter Road near Veterans Parkway.

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 current Chatham County zoning designation of R-A (Residential Agricultural) 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,

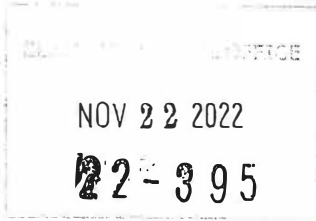


David Maxwell
Senior Director of Financial Services

Cc: Jay Melder, City Manager
Heath Lloyd, Assistant City Manager
Bridget Lidy, Planning and Urban Development Director
Taffanye Young, Community Services Chief
Lenny Gunther, Police Chief
Elzie Kitchen, Fire Chief
Bret Bell, Chief Operating Officer
James Laplander, Water and Sewer Planning
Michael Kaigler, Acting County Manager
Linda Cramer, Assistant County Manager

Return to:

Office of the Clerk of Council
City of Savannah
P. O. Box 1027
Savannah, GA 31402



PLEASE ALLOW FOUR TO SIX WEEKS FOR PROCESSING

Date: November 22, 2022

TO THE HONORABLE MAYOR AND ALDERMEN OF THE CITY OF SAVANNAH

I respectfully request your Honorable Body to

consider the annexation and rezoning of the ten (10) parcels of land that bear the following PINs:

PIN 10942 01002A
PIN 10942 01002B
PIN 10942 01002C
PIN 10942 01002D
PIN 10942 01002E
PIN 10942 01002F
PIN 10942 01003
PIN 10942 01007
PIN 10942 01008
PIN 10942 01009

The respective legal descriptions of these parcels are attached hereto.

The purpose of this petition is to: (1) annex the subject properties from Chatham County to the City of Savannah, and (2) re-zone the subject properties from R-A-CO (Annexed Residential-Agriculture) to I-L (Light Industrial) for the purpose of developing the same as a part of the Rockingham Farms industrial development. The properties will be accessed from a City of Savannah public right-of-way, and City of Savannah water and sewer will be readily available to serve the subject properties.

A separate Re-Zoning (Map Amendment) Application is being filed concurrently herewith to effect the zoning change described above.

If you need additional space to state your request, please attach additional pages, as needed.

Signed:
Print Name: John D. Northup III, for Capital Development Partners
Street Address: c/o Bouhan Falligant LLP, One West Park Avenue
City, State, Zip code: Savannah, GA 31401
Telephone Number: (912) 644-5756
Email Address: jdnorthup@bouhan.com
Attachments included: yes no

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." Requests for relief must be submitted within six months of the event giving rise to a claim.

ATTACHMENT
to Annexation Petition
of John D. Northup III
for Capital Development Partners

[See attached parcel map correlating to parcels described below]

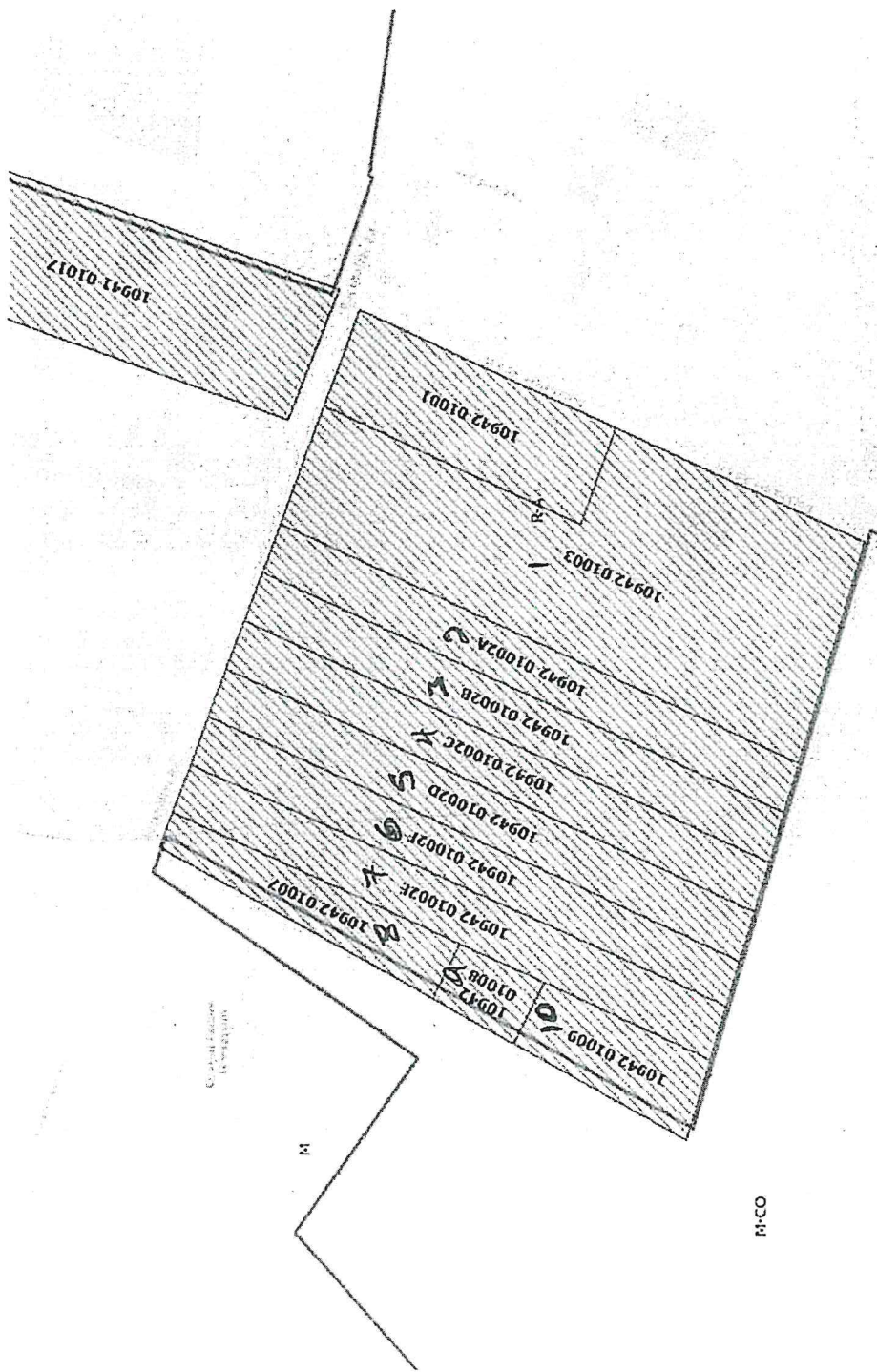
- 1) **PIN 10942 01003 (343 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcels 4 and 5, as shown on a plat titled "Plat of a Portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia", prepared by Helmly, Purcell & Associates, Inc., dated April 26, 1982 and recorded in the records of Chatham County, Georgia in Plat Record Book 4P, Page 63. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed.
- 2) **PIN 10942 01002A (343 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in the 7th G.M. District, Chatham County, Georgia, and shown as Lot 3-B containing 5.00 acres and being described more particularly as follows: Commencing at the intersection of the southern right-of-way of Buckhalter Road and the Seaboard Coast Line Railroad and proceeding South 69°41'50" East a distance of 1,193.01 to an existing concrete monument; thence proceeding South 69°41'50" East a distance of 139.72 feet to a concrete monument being on the northwest corner of said lot and also being the point of beginning; thence proceeding South 69°41'50" East a distance of 140.52 feet to an existing concrete monument; thence proceeding South 24°42'55" West a distance of 1,550.28 feet to an existing concrete monument; thence proceeding North 73°13'30" West a distance of 141.46 feet to a set concrete monument; thence proceeding North 24°42'55" East a distance of 1,559.01 feet to a concrete monument and the point of beginning. Said lot is bounded on the North by Buckhalter Road; on the East by Lot 4 of the Bruham Tract; on the South by lands of Diamond & Austin; and on the West by Lot 3-A of a re-subdivision of Lot 3. Said property is more particularly described by reference to Plat Record Book 4-P, Page 75, of the records of Chatham County, Georgia.
- 3) **PIN 10942 01002B (335 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, known as Lot 3-A, of a portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia on a map thereof recorded in the Office of the Clerk of Superior Court of Chatham County, Georgia in Plat Book 4-P, Folio 75. Said map and deed are incorporated herein by reference. This being the same property conveyed by Warranty Deed from Roy C. Samuelson to Sylvia W. Brandon and Joseph L. Brandon, dated March 9, 1999, recorded in Deed Book 201-K, Page 320, aforesaid records. There are improvements located thereon known as 335 Buckhalter Road, Savannah, GA.
- 4) **PIN 10942 01002C (331 Buckhalter Road)**: All that certain lot tract or parcel of land situate, lying and being in Chatham County, Georgia known as Lot Two B (2B) upon a map titled "Plat of Lot 2 of a Portion of Lot No. 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia", as surveyed for David C. Rahn by Helmly, Purcell & Associates, Inc., dated February 14, 1983, recorded in the office of the Clerk of the Superior Court of Chatham County, Georgia in Plat Records Book 4-P, Page 161; said property being known as 331 Buckhalter Road, according to the present system of numbering property in Chatham County, Georgia.

- 5) **PIN 10942 01002D (325 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known as Lot 2-A of a Subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc., dated February 14, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 4-P, Page 161. Said Lot 2-A consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 2-B, of a subdivision of Lot 1 of the Bruham Tract; on the South by property of Diamond & Austin; and on the West by Lot 1-B, of a subdivision of Lot 1 of the Bruham Tract. This being the same property conveyed to Michael A. Sapp, II and Jean M. Sapp by virtue of Warranty Deed dated November 22, 2002, recorded in Deed Book 243-K, Page 139, Chatham County, Georgia records.
- 6) **PIN 10942 01002F (323 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia, and being known as Lot 1-B, of a Subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc. dated June 20, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 5-P, Page 5. Said Lot 1-B consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 2 of the Bruham Tract, Chatham County, Georgia; on the South by property of Diamond & Austin; and on the West by property of David L. Rahn. Reference is made to said plat for a more particular description of the property conveyed herein.
- 7) **PIN 10942 01002E (315 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known as Lot 1-A, of a subdivision of Lot 1 of the Bruham Tract, 7th G.M. District, Chatham County, Georgia, as shown on a plat prepared by Helmly, Purcell & Associates, Inc. dated June 25, 1983 and recorded in the records of Chatham County, Georgia in Plat Record Book 5P, Page 5. Said Lot 1-A consisting of five (5) acres, more or less, and being bounded on the North by Buckhalter Road; on the East by Lot 1-B, of a subdivision of Lot 1 of the Bruham Tract, Chatham County, Georgia; on the South by property of Diamond & Austin; and on the West by property of David L. Rahn. Reference is made to said plat for a more particular description of the property conveyed herein. Said property having a street address of 315 Buckhalter Road, Savannah, Georgia 31405.
- 8) **PIN 10942 01007 (309 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 1, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot 1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. Said property containing improvements thereon currently known as 309 Buckhalter Road, Savannah, GA 31405.
- 9) **PIN 10942 01008 (309 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 2, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot 1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of

22-395

the property herein conveyed. Said property containing improvements thereon currently known as 309-A Buckhalter Road, Savannah, GA 31405.

- 10) **PIN 10942 01009 (311 Buckhalter Road)**: All that certain lot, tract or parcel of land situate, lying and being in Chatham County, Georgia and being known and designated as Parcel 3, Minor Subdivision, Parcel 1, 2 & 3 being a subdivision of Parcel A & B of a subdivision of a portion of Lot 1 of Bruham Tract, as shown on the map or plat of said Subdivision recorded in the Office of the Clerk of the Superior Court of Chatham County, Georgia in Subdivision Map Book 42-S, Page 96. Said map or plat is incorporated herein by specific reference for a more complete description of the property herein conveyed. Said property containing improvements thereon currently known as 311 Buckhalter Road, Savannah, GA 31405.



Copyright © 2000
L. W. 2000, 2001

M

M-CO

LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

315 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002E)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Judy Mikell Alderman

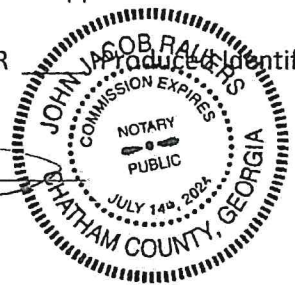
SIGNATURE: *Judy Marie Alderman*

Signed or attested before me on _____, 2022

by Judy Mikell Alderman, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produce Identification Type of ID: _____

[Signature]
Notary Public
My commission expires:



22-395

LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

325 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002D)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Chelsea Watson & Michelle Sapp

SIGNATURE: *Chelsea Watson Michelle Sapp*

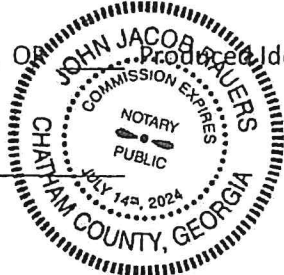
Signed or attested before me on _____, 2022

by Chelsea Watson & Michelle Sapp, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, Or Produced Identification Type of ID: _____

[Signature]

Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

343 Buckhalter Road, Savannah, GA 31405 (PINs 10942 01003 & 10942 01002A),

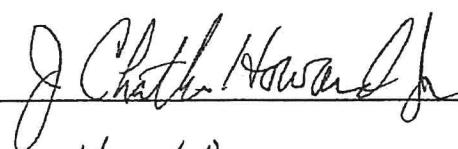
I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):


NAME (PRINT): J. Chatham Howard, Jr.

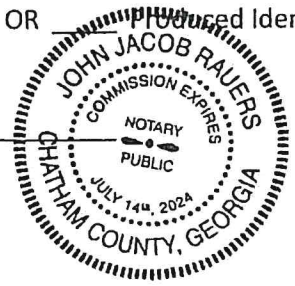
SIGNATURE: 

Signed or attested before me on 11-10, 2022

by J. Chatham Howard, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

331 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002C)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

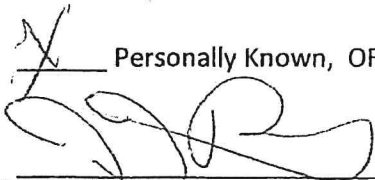
NAME (PRINT): Eva Nicole Smith

SIGNATURE: 

Signed or attested before me on 11/14/22, 2022

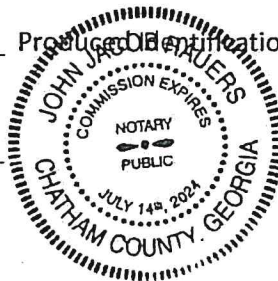
by Eva Nicole Smith, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Producer ID Identification Type of ID: _____



Notary Public

My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

323 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002F)

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Rusty Davis

SIGNATURE: 

Signed or attested before me on 11/15, 2022

by Rusty Davis, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____


Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

309 Buckhalter Road, Savannah, GA 31405 (PINs 10942 01007 & 10942 01008),

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Jennifer Wells & Gerald W. Wells

SIGNATURE: *Jennifer Wells* *Gerald W. Wells Jr.*

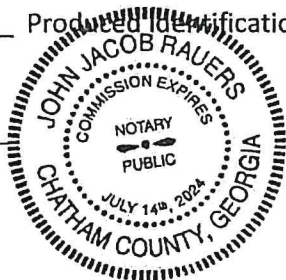
Signed or attested before me on 11/15, 2022

by Jennifer Wells & Gerald W. Wells, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____

[Signature]
Notary Public

My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

335 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01002B)

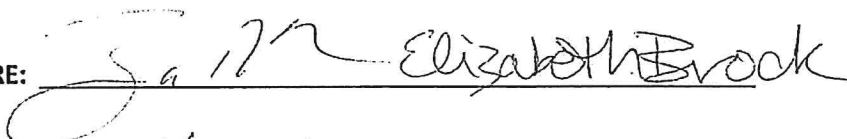
I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Zane N. Brock & Elizabeth Brock

SIGNATURE: 

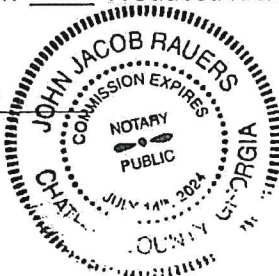
Signed or attested before me on Nov 17, 2022

by Zane N. Brock & Elizabeth Brock, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____



Notary Public
My commission expires:



LETTER OF AUTHORIZATION

regarding
PETITION FOR ANNEXATION
and
REZONING (MAP AMENDMENT) APPLICATION
of
JOHN D. NORTHUP III
FOR CAPITAL DEVELOPMENT PARTNERS

As fee simple owner of the subject property that is identified as:

311 Buckhalter Road, Savannah, GA 31405 (PIN 10942 01009),

I (we) hereby authorize JOHN D. NORTHUP III, Esq., of Bouhan Falligant LLP, attorney for CAPITAL DEVELOPMENT PARTNERS, to serve as agent on my (our) behalf for the purpose of making and executing the following applications or petitions:

- 1) **Petition for Annexation**
- 2) **Rezoning (Map Amendment) Application**

I (we) understand that any representation(s) made on my (our) behalf, by my (our) authorized representative, shall be legally binding upon the subject property.

PROPERTY OWNER(S):

NAME (PRINT): Matthew D. Jeffcoat & Janet Jeffcoat

SIGNATURE: *Janet Jeffcoat* *Matthew D. Jeffcoat*

Signed or attested before me on 11/17, 2022

by Matthew D. Jeffcoat & Janet Jeffcoat, who proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Personally Known, OR Produced Identification Type of ID: _____

[Signature]
Notary Public
My commission expires:

