

Friday, September 13, 2024 at 09:19:03 Eastern Daylight Time

**Subject:** [Caution - External Email] Little Neck Annexation  
**Date:** Friday, August 9, 2024 at 5:44:50 PM Eastern Daylight Time  
**From:** Robert McCorkle  
**To:** Bates Lovett, Jay Melder  
**CC:** Bridget Lidy  
**Attachments:** image001.png, image002.png, 20240809165440395.pdf



Bates and Jay,  
Please see attached letter and enclosures for the resubmittal of the annexation of PINS 11026 01002c and 01017 on Little Neck Road. Happy to discuss at your convenience next week. Have a great weekend.  
Robert

**Robert L. McCorkle, III**  
Partner | McCorkle, Johnson & McCoy, LLP  
319 Tattnall Street | Savannah, Georgia 31401  
Phone: (912) 232-6000 | Direct Dial: (912) 232-6141  
Fax: (912) 231-2038 | [Website](#)



**CONFIDENTIALITY NOTICE:** This electronic mail transmission has been sent by a law firm. It may contain information that is confidential, privileged, proprietary, or otherwise legally exempt from disclosure. If you are not the intended recipient, you are hereby notified that you are not authorized to read, print, retain, copy or disseminate this message, any part of it, or any attachments. If you have received this message in error, please delete this message and any attachments from your system without reading the content and notify the sender immediately of the inadvertent transmission. There is no intent on the part of the sender to waive any privilege, including the attorney-client privilege, that may attach to this communication. Thank you for your cooperation.

**PLEASE NOTE:** Georgia Good Funds Law: All funds exceeding the sum of \$5,000.00 required for any real estate closing shall be in the form of wire transfer only pursuant to O.C.G.A. § 44-14-13.

**Warning:** This email originated outside the City of Savannah. Do not open attachments, reply to, or click links unless you are certain you recognize the sender's **name, telephone number, and email address**. Please use the Phish Alert Button to report suspicious email to [ITSecurity@Savannahga.Gov](mailto:ITSecurity@Savannahga.Gov)



McCorkle, Johnson  
& McCoy, LLP

24-545

ATTORNEYS AT LAW  
319 Tattnell Street • Savannah, Georgia 31401  
Phone: (912) 232-6000 • Fax: (912) 231-2038

rlm@mccorklejohnson.com  
Direct: (912) 232-6141

August 9, 2024

Jay Melder  
Savannah City Manager  
P.O. Box 1027  
Savannah, Georgia 31402  
[Jay.melder@savannahga.gov](mailto:Jay.melder@savannahga.gov)

Via E-mail and US Mail

Bates Lovett, Esq.  
Savannah City Attorney  
2 East Bay Street  
City Hall, 3<sup>rd</sup> Floor  
Savannah, Georgia 31401  
[blovett@savannahga.gov](mailto:blovett@savannahga.gov)

Via E-mail and US Mail

Re: Annexation of PINs 11026 01002c and 01017

Gentlemen,

Enclosed please find the resubmittal of the petition of Speir Property, LLC, to annex certain real property located on Little Neck Road bearing PINs 11026 01002c and 01017 into the City of Savannah to be zoned PD – Planned Development. I am resubmitting the petition with the draft Intergovernmental Agreement with Chatham County regarding the annexation of the property with a zoning of PD and without objection from the County, as provided in such agreement. A copy of the draft Intergovernmental Agreement is being simultaneously submitted to Chatham County for approval. For your convenience, I have also included a map showing the property boundaries.

Please let me know if you have any questions or if you need any further information from me.

Regards,

McCORKLE, JOHNSON & McCOY, LLP

Robert L. McCorkle, III, Esq.

cc: Bridget Lidy (via e-mail)

Q:\DATA\WPDATA\8130\8121-22 Annexation Letter\08022024.1.docx

Phillip R. McCorkle • David H. Johnson • Mathew M. McCoy (GA & SC) • Robert L. McCorkle, III (GA & SC)  
Catherine M. Bolger (GA & SC) • Colby E. Longley (GA & SC) • Emily E. Brogdon (GA & SC)

[www.mccorklejohnson.com](http://www.mccorklejohnson.com)



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

August 9, 2024

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, 8<sup>TH</sup> 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, 8<sup>TH</sup> G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE NORTHER 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.

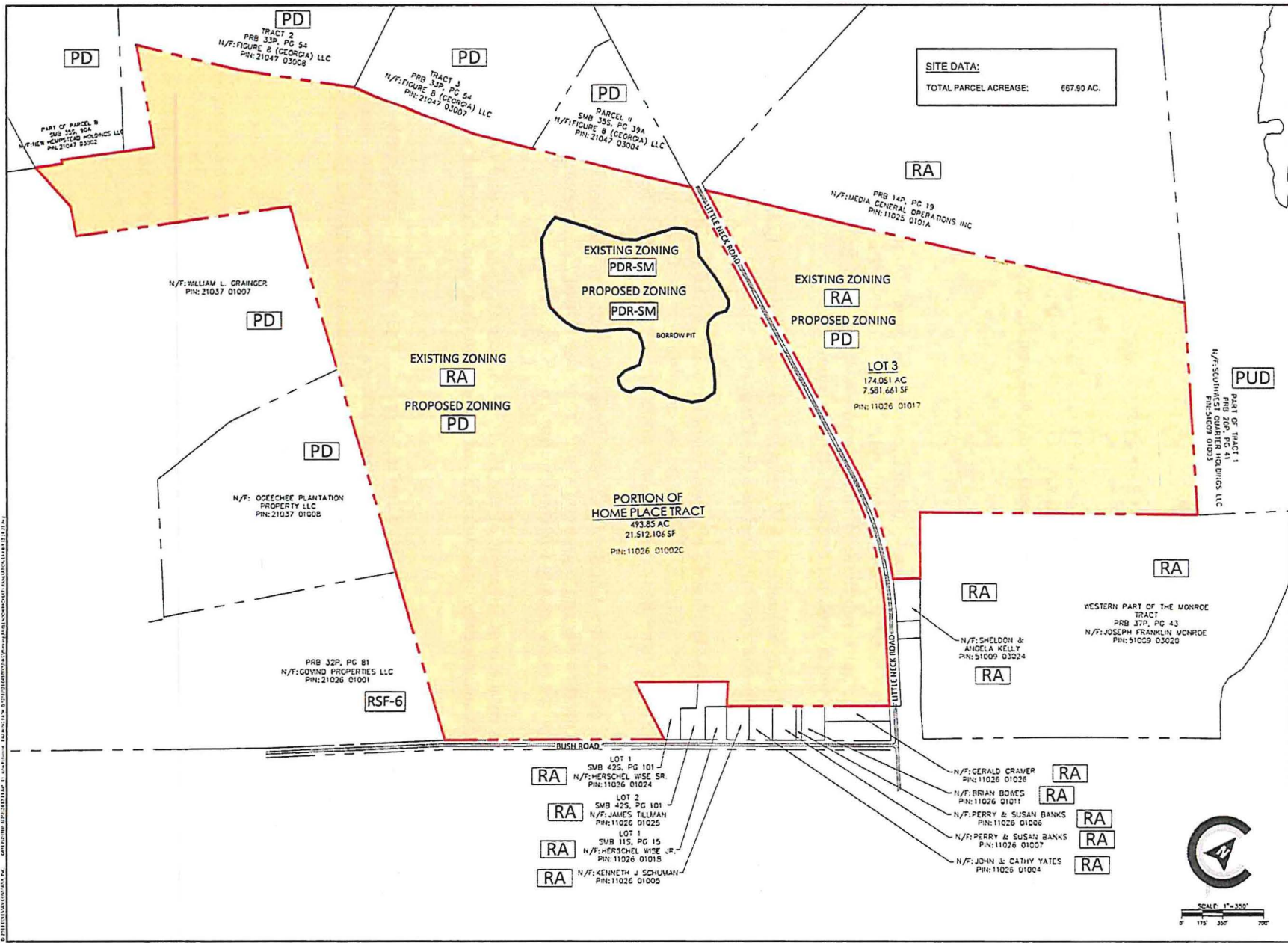
PIN 11026 01002C and 11026 01017

SPEIR PROPERTY, LLC, a Georgia limited liability company

By:   
Name: Bertie D. McLenahan  
Title: owned member  
manager







**SITE DATA:**  
TOTAL PARCEL ACREAGE: 667.90 AC.



REVISIONS:

ANNEXATION EXHIBIT FOR  
**MCCLENDON PROPERTY**  
LOCATED IN CHATHAM COUNTY, GEORGIA  
PREPARED FOR SPEER PROPERTY, LLC

JOB NUMBER: 23-041,000  
DATE: 6-20-24  
DRAWN BY: JWR  
CHECKED BY: DLF  
SCALE: AS NOTED

ANNEXATION EXHIBIT

SHEET:  
**EX-1.0**



24-545

STATE OF GEORGIA     )  
  )  
COUNTY OF CHATHAM    )

**INTERGOVERNMENTAL AGREEMENT**

THIS INTERGOVERNMENTAL AGREEMENT made and entered into this \_\_\_ day of \_\_\_\_\_, 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, and the 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 benefit to the County and Savannah; will create jobs for residents of the County and Savannah; and will increase property tax revenue for the County and Savannah;

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

**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 Savannah, agree as follows:

**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. The County agrees that the County has no objections to the proposed annexation and rezoning of the Property and that the County will not object to the annexation and rezoning of the Property by Savannah.
- e. County and Savannah shall each comply with all notice requirements required to facilitate the annexation and simultaneous zoning designation.
- f. Following 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. 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 rezoning of the Property.
- 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. Developer covenants and agrees to reserve a portion of land immediately adjacent to and along the right of way of Little Neck Road for future right of way expansion, as shown on the plat attached hereto as Exhibit D (the “Reserved ROW”). Developer shall convey said Reserved ROW to County or Savannah as necessary for the widening of Little Neck Road without compensation.
- b. All entrances and exits from the Property serving the development shall be located on Little Neck Road, with no access directly to and from the Property and Bush Road. Additionally, Developer covenants and agrees to construct acceleration and deceleration turn lanes on Little Neck Road at its access points to ensure good traffic planning practices are

installed until such time as the widening of Little Neck Road to a four-lane road is permitted and completed.

- c. Savannah agrees to maintain the length of the Little Neck Road Right of Way, including the acceleration and deceleration lanes located within such Right of Way, running between the boundaries of the Property upon the earlier of the issuance of a building permit for the development of the Property and the completion of the widening of Little Neck Road.

- 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 three (3) 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 30401  
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 30401  
E-Mail: RJHart@chathamcounty.org

And: Linda B. Cramer, Ass't County Manager  
Chatham County  
124 Bull Street - Suite 220  
Savannah, GA 30401  
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](mailto:blovett@savannahga.gov)

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

With a copy to: Robert L. McCorkle, III, Esq.  
McCorkle, Johnson & McCoy, LLP  
319 Tattnell Street  
Savannah, GA 31401  
E-Mail: [rlm@mccorklejohnson.com](mailto: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 Page(s) 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: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: COUNTY MANAGER

ATTEST: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: SECRETARY

Signed, sealed and delivered  
in the presence of:

\_\_\_\_\_

\_\_\_\_\_  
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: \_\_\_\_\_

TITLE: CITY MANAGER

ATTEST: \_\_\_\_\_

NAME: \_\_\_\_\_

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, 8<sup>TH</sup> 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, 8<sup>TH</sup> 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.

24-545

Exhibit B

[SEE ATTACHED]



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

August \_\_, 2024

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, 8<sup>TH</sup> 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, 8<sup>TH</sup> G.M. DISTRICT, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ALONG THE NORTHER 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.

**PIN 11026 01002C and 11026 01017**

SPEIR PROPERTY, LLC, a Georgia  
limited liability company

By: \_\_\_\_\_  
Name:  
Title:

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, 8<sup>TH</sup> 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, 8<sup>TH</sup> 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

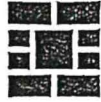
OF 2914.79', A CHORD BEARING OF N59°36'42"W AND A CHORD LENGTH OF 992.67' TO A POINT, N69°15'18"W A DISTANCE OF 2716.44' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY MEDIA GENERAL OPERATIONS, INC, RECORDED IN PLAT RECORD BOOK 14P, PAGE 19 THE FOLLOWING COURSES 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 D

[See Attached]





August 21, 2024

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 Little Neck Road near Bush Road**

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 two parcel numbers with a total of approximately 667.895 acres which is contiguous to the City and is located off Little Neck Road. The property is also known as tax assessor PINs 11026 01002c and 11026 01017. Attached is a copy of the petition which provides additional information for the territory to be annexed.

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 PD (planned development).



24-545

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

Sincerely,



David Maxwell  
Chief Financial Officer

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  
Denise Watts, School Superintendent





ALERT: TROPICAL STORM FRANCINE, FLOODING, AND SEVERE WEATHER IN THE SOUTHERN U.S. MAY IMPACT DELIVE...

# USPS Tracking®

FAQs >

Delivery receipt to  
Chatham County

Tracking Number:

70161970000091100075

Remove X

Copy Add to Informed Delivery (<https://informedelivery.usps.com/>)

## Latest Update

Your item was delivered to the front desk, reception area, or mail room at 10:21 am on August 23, 2024 in SAVANNAH, GA 31401.

Get More Out of USPS Tracking:

USPS Tracking Plus®

### Delivered

Delivered, Front Desk/Reception/Mail Room

SAVANNAH, GA 31401

August 23, 2024, 10:21 am

### Arrived at USPS Regional Facility

JACKSONVILLE FL DISTRIBUTION CENTER

August 21, 2024, 9:31 pm

### USPS in possession of item

SAVANNAH, GA 31401

August 21, 2024, 4:26 pm

Hide Tracking History

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at <a href="http://www.usps.com">www.usps.com</a> ®.	
<b>OFFICIAL USE</b>	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	Chatham County
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

7016 1970 0000 9110 0075

Feedback

What Do USPS Tracking Statuses Mean? (<https://faq.usps.com/s/article/Where-is-my-package>)

## Text & Email Updates



## USPS Tracking Plus®



Your item is eligible for USPS Tracking Plus. This feature allows you to buy extended access to your tracking history and receive a statement via email upon request. Without this feature, your regular tracking history is only available on this site until August 22, 2026. To extend your access to this tracking history, select the length of time you would like and confirm your selection. You can only purchase extended history once, so all orders are final and are not eligible for a refund.

**Note:** For multiple tracking numbers, you can save and continue adding USPS Tracking Plus selections to your cart until you are ready to complete your purchase.

3 Years

**\$3.75**



ALERT: TROPICAL STORM FRANCINE, FLOODING, AND SEVERE WEATHER IN THE SOUTHERN U.S. MAY IMPACT DELIVE...

USPS Tracking®

FAQs >

Delivery receipt to BOE

Tracking Number:

70161970000091100082

Remove X

Copy Add to Informed Delivery (https://informedelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 12:30 pm on August 23, 2024 in SAVANNAH, GA 31401.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

SAVANNAH, GA 31401

August 23, 2024, 12:30 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

USPS Tracking Plus®

Product Information

Track Another Package

Enter tracking or barcode numbers

7016 1970 0000 9110 0082

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com® OFFICIAL USE

Certified Mail Fee \$ Extra Services & Fees (check box, add fee as appropriate) Return Receipt (hardcopy) \$ Return Receipt (electronic) \$ Certified Mail Restricted Delivery \$ Adult Signature Required \$ Adult Signature Restricted Delivery \$

BOE

Postmark Here

Postage \$ Total Postage and Fees \$

Sent To Street and Apt. No., or PO Box No. City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-8047 See Reverse for Instructions

Contact USF

FAQs

Feedback

