

# COMMISSIONERS OF CHATHAM COUNTY

CHATHAM COUNTY COURTHOUSE  
124 BULL STREET  
P. O. BOX 8161  
SAVANNAH, GEORGIA 31412

www.ChathamCountyGa.gov

(912) 652-7869 VOICE  
(912) 652-7874 FAX



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District 7

MICHAEL A. KAIGLER  
County Manager

R. JONATHAN HART  
County Attorney

JANICE E. BOCOOK  
County Clerk



October 31, 2023

Jay Melder, City Manager  
City of Savannah  
P. O. Box 1027  
Savannah, Georgia 31402  
Via email and U.S. mail: [jay.melder@savannahga.gov](mailto:jay.melder@savannahga.gov)

Dear Mr. Melder:

Re: Requested Annexation of PIN: 11026 01002C and 11026 01017

I am writing to inform you that the Chatham County Board of Commissioners object to the annexation of two parcels of land known as 420 Bush Road, PIN: 11026 01002C, containing approximately 47.77 acres and 302 Bush Road, PIN: 11026 01017 containing approximately 142.72 acres. Approximately six months ago this matter came up on the City's agenda for annexation and the City Aldermen voted to deny such annexation. Based on the recent letter from the City placing us on notice that annexation is going to be considered again the Board of Commissioners has voted to object to such annexation. We do not know of anything that has changed. The proposed annexation still creates two illegal unincorporated islands. I have attached an aerial tax map that shows both parcels are located in unincorporated Chatham County. We repeat the County's objections as follows:

A portion of the two parcels of property touch both the city limits of the City of Savannah and the City of Pooler. The parcels are separated by Bush Road. To the west of the proposed annexation property is both a large, mostly rural tract in unincorporated Chatham County and another subdivision of property that consists of 29 parcels of residential dwellings. The proposed annexation of 420 Bush Road and 302 Bush Road will create an unincorporated island of these two parcels. Further this unincorporated area would be surrounded by two cities and cut off from the remainder of unincorporated Chatham County. We are informed that the residents of these two areas do not wish to be an island cut off from the rest of unincorporated Chatham County nor do they wish to be annexed into either Savannah or Pooler. (See highlighted portion of tax map in yellow). Therefore, the City of Savannah's attempt at annexation creates an unlawful isolated island.

Currently the County's future land use plan has 302 and 420 Bush Road zoned respectively as RA and V5 conservation-large tract and R5 residential large tract. The County's future land use plan shows both properties being residential which would be



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consistent with the development pattern as it now exists. It has been indicated to the County that should the City annex these two tracts; the intention is to permit the rezoning of this property to light industrial which would be inconsistent with the residential nature of the surrounding area and would cut off the two areas of residential property.

Further, should the City rezone the proposed annexation property to light industrial zoning it is probable the property would be developed into a large industrial complex to include huge warehouses in this residential area of the County. This would create residential mixed with industrial related traffic sharing the small, two-lane Little Neck Road which would be overwhelmed. Currently, there is no plan to widen this portion of Little Neck Road. Further, there has been no study made as to the needs for widening or funds dedicated by any municipality for purposes of road improvement. Should this property be annexed and re-zoned, light industry, a large development project would be a material increase in the burden upon the County directly related to the proposed change in zoning and land use, it would further increase in density, and infrastructure demands related to the proposed change in zoning and land use. Should the development occur, Savannah would be left with a two lane, over-served, rural road mixed with residential and industrial traffic demanding future road improvements. This will occur solely within the city limits of the City of Savannah.

It should be noted that the Code of City of Savannah Section 5-17-2 related to Comprehensive Plan Future Land Use Map states that industrial districts are allowed only in the future land use map categories of industry-light and industry-heavy which these two parcels are not so defined.

This letter formally exercises the County right to place the proposed annexation by the City of Savannah in dispute for resolution under O.C.G.A. § 36-36-113 and call upon the City of Savannah and County to complete a dispute resolution of all of the foregoing and other issues and others prior to the undertaking consideration of annexation which would create an unlawful island.

It is the County's understanding that there is a first reading scheduled for Thursday before the Mayor and Aldermen. This letter requests that the first reading be postponed or rescheduled for open airing of the County and resident concerns from this annexation. I look forward to your response.

Sincerely,  
  
Michael A. Kaigler  
County Manager

MAK:fqr

cc: Chairman and Members of the Board  
Linda B. Cramer, Assistant County Manager  
R. Jonathan Hart, County Attorney  
Suzanne Cooler, P.E., County Engineer



October 26, 2023

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 off 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.

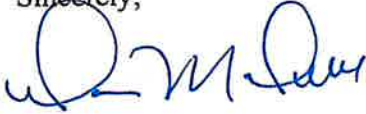
The land, to which the request for annexation applies, consists of two parcels with a total of approximately 667.895 acres which is contiguous to the City and is identified as PINs 11026 01002C and 11026 01017 located on Little Neck Road off Bush Road. Attached is a copy of the petition which provides 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 RA-CO (residential agricultural - county). The petitioner proposes to request a subsequent zoning change to IL (light industrial).

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'D Maxwell', written over the word '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, County Manager  
Jon Hart, County Attorney  
Linda Cramer, Assistant County Manager



McCorkle, Johnson & McCoy, LLP

ATTORNEYS AT LAW

319 Tattnell Street • Savannah, Georgia 31401

Phone: (912) 232-6000 • Fax: (912) 231-2038

rlm@mccorklejohnson.com

Direct: (912) 232-6141

Cross Ref # 23-126

October 18, 2023

RECEIVED  
CLERK OF SUPERIOR COURT  
OCT 23 2023  
23-503  
Via City Manager's office

Via E-mail and US Mail

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

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 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. For your convenience I have included maps showing the municipal boundary.

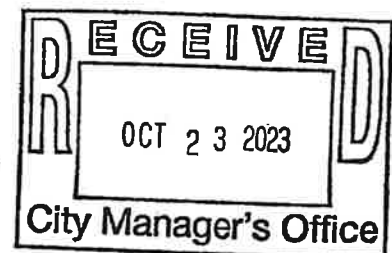
Please let me know if you have any questions or if you need any further information from me.

Regards,

McCORKLE, JOHNSON & McCOY, LLP

Robert L. McCorkle, III, Esq.

cc: Bridget Lidy (via e-mail)



Q:\DATA\WPDATA\81008121-22 Annexation Letter2.docx

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

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 1-1026-01-002C and 11026-01-017.

SPEIR. PROPERTY, LLC, a Georgia  
limited liability company

By: B. D. McLeod  
Name: BARRY D. McLEOD  
Title: MANAGER / MEMBER







**David Maxwell**

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**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*

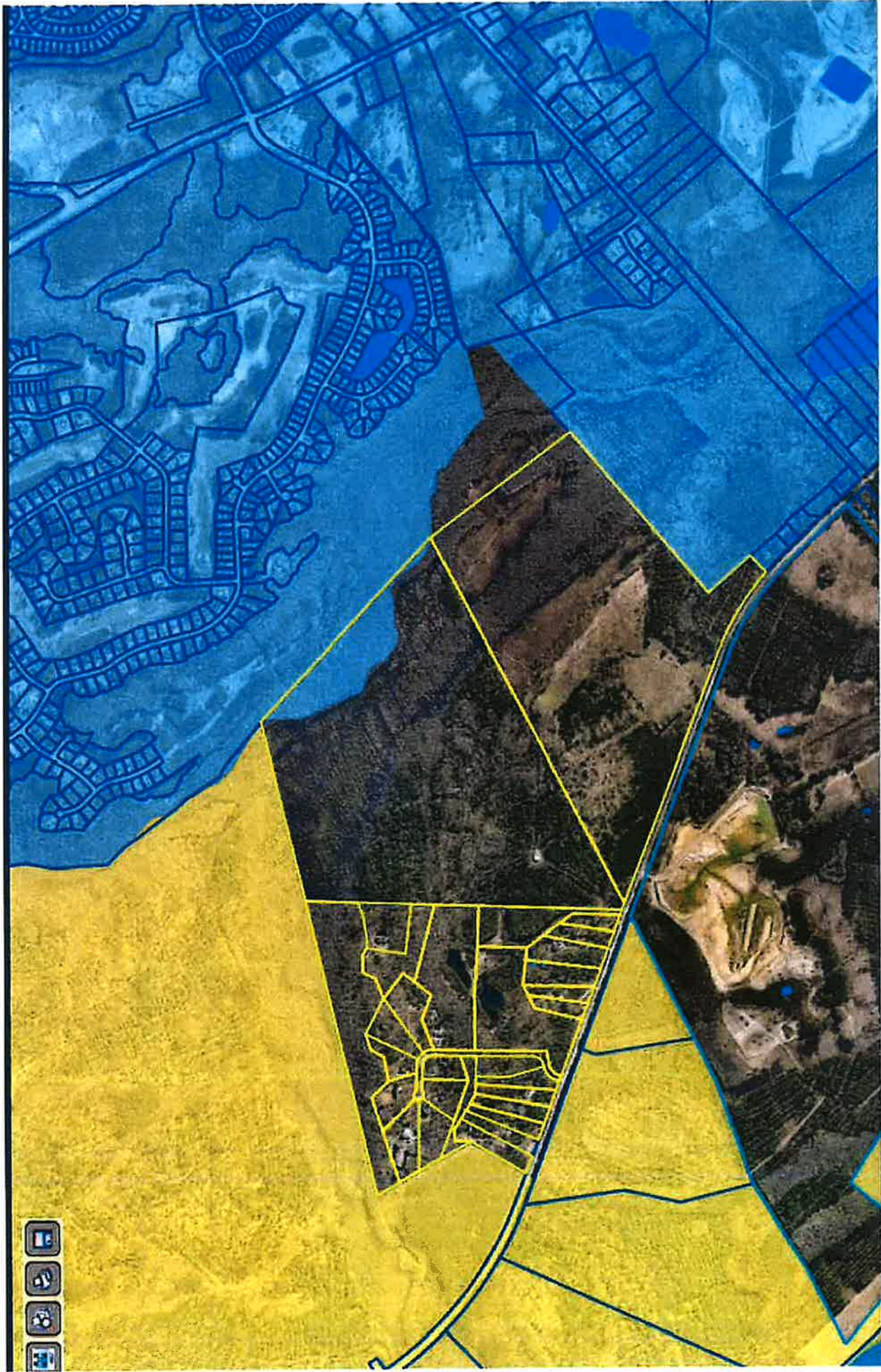


Deputy Clerk of Council  
City of Savannah  
(912) 651-6441

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

**SAVANNAH**  
ONE CITY. ONE DIRECTION. FORWARD.





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

Alternate ID 2961390  
Class R5 - Residential Large Tracts  
Acreage 482.52

INCORPORATED  
4 OF THE SPEIR-BRODGMON TRACT SOUTH SIDE OF LITTLE NECK ROAD  
*(to be used on legal documents)*