AGENDA
RINCON CITY COUNCIL MEETING
MONDAY, NOVEMBER 9, 2026
COUNCIL CHAMBERS
107 WEST 17TH STREET
6:30 PM

Call to order:

Roll call:

Invocation and Pledge to the Flag:

Invocation given by Pastor Rick Johnson with St. John's Lutheran Church.

Approval of the agenda:

Motion: TM TB MU BB MT BR
Second: TM TB MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Approval of the minutes:

Approval of the October 16, 2026 Special Called Meeting minutes.

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Approval of the October 23, 2026 Special Called Meeting minutes.

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Approval of the October 26, 2026 Special Called Meeting minutes.

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Approval of the October 26, 2026 meeting minutes.

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR

Vote by Council: Yay_____ Nay_____ Abstained_____

Public Comments - *Comments shall pertain to the agenda items only. Should you wish to appear before Council forms can be found at Rincon City Hall.*

Public Hearing:

Turn meeting over to Public Hearing Officer.

Open public hearings:

1. **Public Hearing on an application submitted by Lawrence Alexander Homes, LLC, requesting variance approval to allow the construction of a duplex on a substandard lot, with a 2-foot reduction in the required front setback from 35 feet to 33 feet and a 2-foot reduction in the required rear setback from 25 feet to 23 feet. The subject property, owned by Lawrence Alexander Homes, LLC, is located at 200 Magnolia Drive. The property consists of approximately 0.209 acres and is zoned R-2 (Residential). (Parcel #: R2090016A).** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including the possibility of moving the structure to be within the required setbacks. The members stated that they were in favor of the variance for the setback reductions but were not in favor of allowing a duplex on a substandard lot. One member of the public submitted written concerns (which are attached as part of the record).***

2. **Public Hearing on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 139 Ackerman Road. (Parcel #: R2710005). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels.** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.***

3. **Public Hearing on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 0 Ackerman Road. (Parcel #: R2710005B00). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited and that a minimum 25' buffer be required adjacent to residentially zoned parcels. Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required**

adjacent to residentially zoned parcels. ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.***

4. **Public Hearing on the third set of 2026 Unified Development Ordinance (UDO) amendments. These amendments include changes to Chapters 2, 3, 4, 6, and 7 as well as a general renumbering of the UDO.** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. Members present discussed the proposed amendments and recommended revisions regarding front yard setback reductions on corner lots and eligibility to serve on City boards.***

   Close public hearings:

   Turn meeting back over to Mayor Exley.

Old Business:

1. **Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, Georgia and to rezone this same parcel. The subject parcel, located at 0 Lexington Ave Ext. (Parcel #: 04470013B00), consists of approximately 114.13 acres. The parcel is owned by Bruce and Cindy Rahn. It is currently zoned AR-1 (Agricultural Residential), and the request is to rezone it to PUD (Planned Unit Development). Tabled at the 10/26/2026 meeting.** ***At their meeting on May 19, 2026, Planning and Zoning Board voted 4 to 0 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic congestion, speeding, bridge conditions, roadway safety, flooding and drainage, school overcrowding, infrastructure limitations, water capacity, increase density, and overall compatibility with surrounding residential areas.***

   Motion to remove from the table: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

2. **Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, and to rezone the property. The subject property is located at 0 Lexington Avenue Ext. and is identified as parcel number 04470013C01. The property consists of approximately 39.58 acres. The property is owned by Milton and Glenda Rahn. The property is currently zoned AR-1 (Agricultural Residential), and the request is to rezone the property to PUD (Planned Unit Development). Tabled at the 10/26/2026 meeting.** ***At their meeting on August 18, 2026, Planning***

and Zoning Board voted 3 to 1 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic, the density of the proposed housing, drainage, wildlife and the effect that this development will have on the character of the area.

Motion to remove from the table: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

New Business:

1. **Update by Thomas & Hutton on the status of the Water and Sewer Master Plan.**

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

2. **Second Reading on an application submitted by Chad Zittrouer with Kern & Co., on behalf of developer Braly Investments, LLC, requesting to rezone approximately 20.14 acres from R-2 (Residential) to PUD (Planned Unit Development) for a proposed two-phase residential development consisting of a total of 58 units. The subject property, owned by Peter Jr. and Franklin Lamond Johnson, is located at 0 W Ninth Street.** ***(Parcel #: R2130001)***

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

3. **Vote on an application submitted by Lawrence Alexander Homes, LLC, requesting variance approval to allow the construction of a duplex on a substandard lot, with a 2-foot reduction in the required front setback from 35 feet to 33 feet and a 2-foot reduction in the required rear setback from 25 feet to 23 feet. The subject property, owned by Lawrence Alexander Homes, LLC, is located at 200 Magnolia Drive. The property consists of approximately 0.209 acres and is zoned R-2 (Residential). (Parcel #: R2090016A).** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including the possibility of moving the structure to be within the required setbacks. The members stated that they were in favor of the variance for the setback reductions but were not in favor of allowing a duplex on a substandard lot. One member of the public submitted written concerns (which are attached as part of the record).***

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

4. **First Reading on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 139 Ackerman Road. (Parcel #: R2710005). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited and that a minimum 25' buffer be required adjacent to residentially zoned parcels. Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels.** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.***

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

5. **First Reading on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 0 Ackerman Road. (Parcel #: R2710005B00). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels.** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.***

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR
   Vote by Council: Yay_____ Nay_____ Abstained_____

6. **First Reading on the third set of 2026 Unified Development Ordinance (UDO) amendments. These amendments include changes to Chapters 2, 3, 4, 6, and 7 as well as a general renumbering of the UDO.** ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. Members present discussed the proposed amendments and recommended revisions regarding front yard setback reductions on corner lots and eligibility to serve on City boards.***

   Motion: TB TM MU BB MT BR
   Second: TB TM MU BB MT BR

Vote by Council: Yay_____ Nay_____ Abstained_____

7. **Request approval to trade all primary weapons to Smyrna Police Distributors and purchase 36 new weapons complete with holsters, optics, and flashlights in the amount of $45,494.20 from SPLOST.**

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

8. **Administrative Reports:**

(a) Golf
(b) Recreation
(c) Facilities Maintenance
(d) WWTP
(e) Mayor and Council

9. **Executive session to discuss personnel, pending litigation, attorney client privilege, and real estate.**

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Motion to return to the meeting: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

10. **Take any action that is needed on the items from executive session.**

Motion: TB TM MU BB MT BR
Second: TB TM MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Adjourn:

Motion: TM TB MU BB MT BR
Second: TM TB MU BB MT BR
Vote by Council: Yay_____ Nay_____ Abstained_____

Meeting Date 11/09/2026	**AGENDA COVER PAGE**	Agenda Item Number

AGENDA ITEM:
Approval of the October 16, 2026 Special Called Meeting minutes.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. MIN10162026.docx

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$NA
Deduction of this purchase amount	$NA
Remaining budget balance in this line item	$NA

UNOFFICIAL MINUTES
RINCON CITY COUNCIL SPECIAL CALLED MEETING
FRIDAY, OCTOBER 16, 2026
CITY HALL CONFERENCE ROOM
302 SOUTH COLUMBIA AVENUE
2:15 PM

Councilmember Present:
Michelle Taylor
Trisha Boyett
Brandy Riley
Mona Underwood
Tim Milner

Councilmember Absent:
Ben Blackwell

Absent:
Kevin Exley, Mayor

The roll was called to order at 2:15 PM.

New Business:

1. Executive session to discuss personnel.

Motion: Michelle Taylor
Second: Brandy Riley
Vote by Council: Unanimous

Motion to return to the meeting: Michell Taylor
Second: Ben Blackwell
Vote by Council: Unanimous

Adjourn:

Motion: Michelle Taylor
Second: Brandy Riley
Vote by Council: Unanimous

Meeting Date 11/09/2026	**AGENDA COVER PAGE**	Agenda Item Number

AGENDA ITEM:
Approval of the October 23, 2026 Special Called Meeting minutes.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. MIN10232026.docx

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$NA
Deduction of this purchase amount	$NA
Remaining budget balance in this line item	$NA

UNOFFICIAL MINUTES
RINCON CITY COUNCIL SPECIAL CALLED MEETING
FRIDAY, OCTOBER 23, 2026
CITY HALL CONFERENCE ROOM
302 SOUTH COLUMBIA AVENUE
2:15 PM

Councilmember Present:
Ben Blackwell
Michelle Taylor
Mona Underwood

Present:
Kevin Exley, Mayor

The roll was called to order at 2:18 PM.

New Business:

1. Executive session to discuss personnel.

Motion: Michelle Taylor
Second: Mona Underwood
Vote by Council: Unanimous

Motion to return to the meeting: Ben Blackwell
Second: Mona Underwood
Vote by Council: Unanimous

Adjourn:

Motion: Michelle Taylor
Second: Ben Blackwell
Vote by Council: Unanimous

Meeting Date 11/09/2026	**AGENDA COVER PAGE**	Agenda Item Number

AGENDA ITEM:
Approval of the October 26, 2026 Special Called Meeting minutes.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. 10262026MIN Special Called.docx

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$NA
Deduction of this purchase amount	$NA
Remaining budget balance in this line item	$NA

UNOFFICIAL MINUTES
RINCON CITY COUNCIL SPECIAL CALLED MEETING
FRIDAY, OCTOBER 26, 2026
CITY CLUB AT LOST PLANTATION GOLF COURSE
MEMBER ROOM
1 CLUBHOUSE DRIVE
9:00 AM

Councilmember Present:
Ben Blackwell
Michelle Taylor
Trisha Boyett
Brandy Riley
Mona Underwood
Tim Milner

Present:
Kevin Exley, Mayor

The roll was called to order at 8:26 AM.

Approval of the agenda:

Motion to approve: Brandy Riley
Second: Ben Blackwell
Vote by Council: Unanimous

New Business:

1. Executive session to discuss personnel.

Motion: Mona Underwood
Second: Brandy Riley
Vote by Council: Unanimous

Motion to return to the meeting: Brandy Riley
Second: Ben Blackwell
Vote by Council: Unanimous

Meeting was adjourned

Meeting Date 11/09/2026	**AGENDA COVER PAGE**	Agenda Item Number

AGENDA ITEM:
Approval of the October 26, 2026 meeting minutes.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. MIN10262026.docx

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$NA
Deduction of this purchase amount	$NA
Remaining budget balance in this line item	$NA

UNOFFICIAL MINUTES
RINCON CITY COUNCIL MEETING
MONDAY, OCTOBER 26, 2026
COUNCIL CHAMBERS
107 WEST 17TH STREET
6:30 PM

Councilmember Present:
Trisha Boyett
Ben Blackwell
Kevin Exley
Brandy Riley
Mona Underwood
Tim Milner

Councilmember Absent:
Michelle Taylor

Present:
Kevin Exley, Mayor
Jody Jones, Interim City Manager
David Bobo Mullens, City Attorney
Dulcia King, City Clerk
Jonathon Murrell, Police Chief
Lou Reed, Fire Chief
Teri Lewis, Planning and Zoning Director

The roll was called to order at 6:30 PM. The Invocation was given by Pastor Don Davis with Oak Groove Church of God and the Pledge to the Flag was recited.

Recognition:

Mayor Kevin Exley presented the first-ever Spirit of Rincon Award to Lawrence Alexander Homes, owned by Alex Long, in recognition of their exceptional generosity. Through the Cure House project, Mr. Long and his team donated more than $183,000 in proceeds and profits from a home they built to support Cure Childhood Cancer. The donation helps children and families affected by childhood cancer and exemplifies the values of kindness, generosity, and community service that the City of Rincon seeks to celebrate. Mayor Exley praised Long and his team for using their talents to make a meaningful difference and thanked Cure Childhood Cancer for its work supporting local families. The award honors the spirit of neighbors helping neighbors and giving back to the community.

Teri Lewis recognized David Matttos for achieving the highest level of certification through the Georgia Association of Code Enforcement (GACE). The certification process requires

completion of three progressive levels over several years, including attendance at conferences and more than 165 hours of coursework administered through the University of Georgia's Carl Vinson Institute of Government. Before the City of Rincon established a dedicated code enforcement officer position in 2024, Mr. Mattos managed code enforcement duties in addition to his role as building inspector and continues to provide support when needed. Mrs. Lewis commended David's dedication to professional development, his accomplishments, and his continued service to the Rincon community.

Approval of the agenda with the following:

Amend agenda to remove consent item number 4 to new business 1A.

Motion to approve: Mona Underwood
Second: Brandy Riley
Vote by Council: Unanimous

Approval of the September 28, 2026 meeting minutes.

Motion to approve with the correction of grammatical errors.

Motion to approve: Ben Blackwell
Second:
Vote by Council: Unanimous

Approval of the October 13, 2026 meeting minutes.

Motion to approve: Mona Underwood
Second: Tim Milner
Vote by Council: Unanimous

Public Hearing:

Open public hearing: 6:41 PM

The public hearing was opened by Public Hearing Officer, Attorney Mullens. Open 6:41

Public Hearing on a Conditional Use Variance request submitted by Joshua Akins for approximately 3.08 acres to be subdivided from the property located at 2000 Lexington Avenue, Parcel R2630001, owned by Oak Grove Church of Christ, Inc. The request is for a Conditional Use under the School Use classification for a gymnasium primarily for youth volleyball, other indoor sports, and instruction. ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including parking, access, and use of the site for tournaments. One member of the public asked questions regarding the buffer and drainage.***

Joshua Akins, speaking on behalf of Effingham Elite, presented a proposal to build a multi-use gymnasium that would primarily serve the organization's youth volleyball club, which currently focuses on girls' volleyball but hopes to expand opportunities for boys in the future. The facility would also accommodate other sports and activities, including basketball and pickleball.

Mr. Akins explained that the concept is based on a preliminary site plan for up to three acres of property being discussed with Oak Grove Church of God. The plan is still in the early stages, with no formal surveying, engineering, or site development completed. Initial assessments have been made using available mapping and drainage data to identify potential building locations, parking, green space, and tree buffers to help separate the facility from neighboring residential properties.

He noted that if the requested variance is approved, the project would move forward with professional surveying and civil engineering design to ensure compliance with all applicable ordinances and development requirements.

Mr. Akins explained that the proposed gymnasium would have a straightforward purpose: to provide a permanent home for Effingham Elite, a local youth volleyball club. Currently, the organization operates out of three school gymnasiums and another facility under contract, but limited access to court time and space restricts the program's ability to grow.

He said the demand for indoor athletic facilities in Effingham County is high, with existing gymnasiums heavily utilized. He believes the County would benefit from additional gym space, both for volleyball and other recreational activities. The proposed facility would help expand opportunities for local youth sports while addressing the shortage of available indoor sports venues in the area.

Councilmember Blackwell asked Joshua Akins about the proposed gymnasium site's relationship to Oak Grove Church of Christ and nearby residences. Mr. Akins confirmed that the church's leadership has reviewed and supported the concept after several discussions, with the site plan evolving over time. The church even recommended a wider access easement, which would also allow for a larger tree buffer between the entrance road and neighboring homes.

Councilmember Blackwell also asked about preserving buffers along the property line adjacent to the subdivision. Mr. Akins explained that an existing drainage ditch surrounding the larger tract provides a natural separation and stormwater corridor, and his goal is to leave it largely undisturbed. He described the ditch and surrounding vegetation as an ideal natural buffer between the proposed facility and nearby residents.

Finally, Councilmember Blackwell asked whether the gymnasium could be rented for non-sports events. Mr. Akins said that possibility has been discussed, but no decisions have been made. He noted that factors such as building size and restroom capacity would determine whether the facility could accommodate larger community events, and those details would be evaluated during the architectural and design phase if the project receives approval.

Councilmember Underwood asked for staff's assessment of the proposed gymnasium project since the Planning and Zoning Board was unable to issue a recommendation due to a lack of quorum.

Teri Lewis explained that although the board could not vote, it did discuss the proposal, hear public comments, and question the applicant. She emphasized that the council was only considering a conditional use request, not a final site plan. After reviewing the criteria for conditional uses, staff determined that the proposal met the necessary requirements.

Mrs. Lewis noted that concerns raised during the Planning and Zoning discussion included the possibility of volleyball tournaments, traffic and parking impacts, and drainage issues raised by a nearby Hickory Knob resident. The applicant indicated that any tournaments would likely be small because the facility would not have enough courts to host large events. Concerns about preserving drainage patterns and buffers were also addressed, with the applicant expressing a commitment to maintaining or improving existing conditions.

Councilmember Underwood highlighted residents' frequent concerns about drainage and asked for clarification on the review process. Mrs. Lewis explained that if the conditional use is approved, the project must still undergo conceptual review and later submit full civil engineering plans. These plans would include drainage, utilities, lighting, landscaping, and stormwater management features and would be reviewed by city staff, the Planning and Zoning Board, the City Council, and the city's engineering consultants before any final approval is granted.

Councilmember Milner asked Joshua Akins about the availability of similar youth volleyball programs in the region. Mr. Akins explained that several volleyball clubs operate in nearby communities, including Savannah, Hilton Head, Statesboro, Hinesville, and Midway, but there are currently no comparable private youth volleyball clubs within approximately 10 to 15 miles of Rincon. He noted that Effingham Elite is the only private youth volleyball club serving Effingham County, and if the proposed gymnasium is built, it would be the first club in the area to have its own dedicated facility.

Councilmember Underwood expressed support for the project, emphasizing the importance of providing positive activities for local youth. She noted that community leaders frequently discuss the need for more recreational opportunities for children and teens and said facilities like the proposed gym help keep young people engaged in constructive activities. Underwood also recognized the significant financial commitment involved and praised Effingham Elite's willingness to invest in local children, stating that investing in youth is always beneficial for the community.

Councilmember Underwood reminded Joshua Akins that the project's success ultimately depends on meeting all engineering and development requirements. Mr. Akins acknowledged that significant engineering work remains but expressed confidence that the site can accommodate necessary drainage and stormwater infrastructure.

Resident Jennifer Fife, Crosswinds Drive, lives near the proposed project site, expressed concerns about the project's location, particularly the impact on nearby residents. She noted that she chose her home for its quiet setting and is worried about a new access road being constructed behind her property. Her broader concern is increased traffic in an area that is already busy because of nearby ballfields. She emphasized that children frequently walk and ride bicycles along the road, which currently lacks sidewalks, and she fears additional traffic could create safety issues.

Mayor Kevin Exley asked whether the access road for the proposed gymnasium could be moved to the opposite side of the property to address neighborhood concerns about traffic.

Joshua Akins explained that this option had been discussed with Oak Grove Church of Christ, but the church preferred not to use its existing northern access road. The church's main concern is that volleyball practices and activities, particularly on Sundays, could create traffic conflicts during church services and events. Mr. Akins noted that the church's parking area and entrance are heavily used on Sundays, and there were concerns about both vehicle congestion and pedestrian safety for church attendees. There was also concern that gym visitors could overflow into the church parking lot when events are well attended.

Councilmember Underwood added that the city is already working to improve pedestrian safety in the area. She noted that plans for sidewalks along Lexington Avenue, including connections between Ninth Street and Highway 21, have been submitted through the regional transportation planning process in an effort to secure funding.

Resident Bethany Mock asked where overflow parking and traffic would go if the proposed gymnasium hosted larger events. In response, Joshua Akins said the facility is primarily intended as a training center for Effingham Elite's regular volleyball activities, not large tournaments. The conceptual plan includes roughly 60 parking spaces, which he believes is more than sufficient for normal operations. He added that the final site design will be required to meet all city parking requirements based on the building's size and expected occupancy.

Ms. Mock then raised concerns about drainage and flooding near her property, noting that a nearby pond was expanded during a previous subdivision project and that the area behind her home is already prone to flooding. She described the existing drainage ditch as overgrown and poorly maintained and warned that placing a road in that area could worsen flooding problems.

Mr. Akins acknowledged the concerns and explained that his assessment is currently based on site visits and available topographic data. He agreed that the drainage ditch is overgrown but said it also serves as a natural buffer between the project and neighboring properties. He noted that future engineering could include options such as improving, widening, or deepening the drainage system, although doing so could reduce the existing buffer. Mr. Akins emphasized that stormwater management will be addressed during the engineering and design process and stated that his research indicates the site's drainage ultimately flows off the property. He also noted that he has not yet found documentation establishing drainage easements across

the church property, though additional information could emerge during the formal review process.

Close public hearing: 7:05 PM

Turn meeting back over to Mayor Exley.

Consent Agenda:

1. Vertical Earth, Inc. request approval of Pay Request #4 in the amount of $263,984.15 for the Chimney Road Watermain Extension.

2. Sikes Brothers, Inc request approval of Pay Request #3 in the amount of $217,384.63 for the Rincon TSPLOST Road Paving Project.

3. Cartee Construction and Utilities request approval of Pay Request #5 in the amount of $129,600.42 for the 7th Street Utility Phase III

Motion to approve: Brandy Riley
Second: Mona Underwood
Vote by Council: Unanimous

New Business:

1. Consideration of a Memorandum of Option and Land Lease, a Memorandum of Land Lease, and an Option and Land Lease with SBA Towers X, LLC for property located at N Hwy 21. (Parcel #R2570024)

The discussion focused on a proposed lease agreement with SBA Towers for a communications tower on city-owned property near Lisa Street. City staff and council members raised numerous concerns about the long-term terms of the agreement and whether additional negotiations were needed before approval.

Teri Lewis explained that the tower proposal originally involved property near Walmart, but concerns about the tower's fall zone and appearance led SBA Towers to pursue a city-owned site instead. Environmental reviews revealed extensive wetlands on the property, forcing the proposed tower location closer to Lisa Street. Lewis noted that the council would later consider a separate conditional-use application addressing the tower's location, fall zone, and design details.

Overall, council members expressed significant skepticism about the lease terms and indicated that further discussion, clarification, and negotiation would likely be needed before they would be comfortable approving the agreement.

Motion to deny: Brandy Riley
Second: Tim Milner

Vote by Council: Unanimous

1A. Second reading of an Ordinance to repeal Chapter 38, Article II of the Code of Ordinances; and to repeal Chapter 38, Article III, of the Code of Ordinances.

Attorney Mullens informed the Council that the matter had already received its first reading, and is now before the Council for its second reading and final approval.

Motion to approve: Tim Milner
Second: Mona Underwood
Vote by Council: Unanimous

2. Healthy 360 Rincon request to appear before Council to discuss the Stayin Alive 70's 5k run.

Caren Blackwell provided an update on Healthy City 360's upcoming 1970s-themed "Stayin' Alive" 5K and thanked the City of Rincon for its support. She expressed particular appreciation for improvements to the cross path at the City Club Golf Course, which create a safer route for runners and walkers by reducing their time on public streets.

Mrs. Blackwell said organizers have been working closely with city staff to coordinate the race route so it does not interfere with golf course operations. The race will begin on the 10th fairway and finish on the 18th fairway. She invited city council members, employees, and residents to participate or attend and support the event.

The event's $5 entry fee, made possible through sponsorship support, includes a commemorative T-shirt, awards for top finishers, and a costume contest. Mrs. Blackwell also recognized Georgia Power for donating $2,500 to support the event and Healthy City 360's programs.

In addition to promoting the 5K, Mrs. Blackwell highlighted Healthy City 360's ongoing community wellness efforts, including free classes such as line dancing, Zumba, yoga, and stretching.

Motion to approve: Mona Underwood
Second: Ben Blackwell
Vote by Council: Unanimous

3. Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, Georgia and to rezone this same parcel. The subject parcel, located at 0 Lexington Ave Ext. (Parcel #: 04470013B00), consists of approximately 114.13 acres. The parcel is owned by Bruce and Cindy Rahn. It is currently zoned AR-1 (Agricultural Residential), and the request is to rezone it to PUD (Planned Unit Development). ***At their meeting on May 19, 2026, Planning and Zoning Board voted 4 to 0 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic congestion, speeding, bridge conditions, roadway safety, flooding and drainage,***

school overcrowding, infrastructure limitations, water capacity, increase density, and overall compatibility with surrounding residential areas.

A motion was made to table until the November 9 meeting or special called meeting the earlier of.

Motion to table: Tim Milner
Second: Trisha Boyett
Vote by Council: Unanimous

4. Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, and to rezone the property. The subject property is located at 0 Lexington Avenue Ext. and is identified as parcel number 04470013C01. The property consists of approximately 39.58 acres. The property is owned by Milton and Glenda Rahn. The property is currently zoned AR-1 (Agricultural Residential), and the request is to rezone the property to PUD (Planned Unit Development). ***At their meeting on August 18, 2026, Planning and Zoning Board voted 3 to 1 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic, the density of the proposed housing, drainage, wildlife and the effect that this development will have on the character of the area.***

A motion was made to table until the November 9 meeting or special called meeting the earlier of.

Motion to table: Mona Underwood
Second: Ben Blackwell
Vote by Council: Unanimous

5. First Reading on an application submitted by Chad Zittrouer with Kern & Co., on behalf of developer Braly Investments, LLC, requesting to rezone approximately 20.14 acres from R-2 (Residential) to PUD (Planned Unit Development) for a proposed two-phase residential development consisting of a total of 58 units. The subject property, owned by Peter Jr. and Franklin Lamond Johnson, is located at 0 W Ninth Street. ***(Parcel #: R2130001) At their September 15, 2026 meeting, the Planning and Zoning Board voted 6-0 to recommend approval of the proposed conceptual plan. There were no comments at the public hearing held on September 28, 2026.***

Chad Zittrouer of Kern & Company, representing the Johnsons and Braly Investments, addressed the council regarding a proposed Planned Unit Development (PUD). He noted that he had previously provided a detailed presentation during the public hearing held about a month earlier and did not repeat all of the details.

Mr. Zittrouer explained that the development team selected the PUD zoning approach because they believe it is the best fit for the property. The proposed layout has been designed with attention to lot placement, access points, utilities, and drainage. He also highlighted a planned community center as a central feature of the development.

Concluding his remarks, Mr. Zitterouer stated that the project team had already evaluated key infrastructure considerations and felt confident in the proposed design, and he invited council members to ask any specific questions about the development.

Motion to approve: Mona Underwood
Second: Brandy Riley
Vote by Council: Unanimous

6. First Reading on a Conditional Use Variance request submitted by Joshua Akins for approximately 3.08 acres to be subdivided from the property located at 2000 Lexington Avenue, Parcel R2630001, owned by Oak Grove Church of Christ, Inc. The request is for a Conditional Use under the School Use classification for a gymnasium primarily for youth volleyball, other indoor sports, and instruction. ***The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including parking, access, and use of the site for tournaments. One member of the public asked questions regarding the buffer and drainage.***

Council members expressed broad support for the proposed Planned Unit Development (PUD), citing confidence that remaining concerns can be addressed through the engineering review process.

Councilmember Riley stated that she had no issues with the proposed plan and was comfortable supporting it, noting that drainage and other technical matters would still undergo engineering review. Councilmember Blackwell agreed, saying that drainage and buffering for neighboring residents were the primary concerns raised by the public, but that he remained in favor of the project. Councilmember Underwood indicated that she had no objections to the proposal. Councilmember Boyett also voiced support, emphasizing the importance of maintaining an adequate buffer between the development and adjacent residents. Councilmember Tim offered strong praise for the project, describing it as "outstanding."

Motion to approve: Brandy Riley
Second: Ben Blackwell
Vote by Council: Unanimous

7. Request approval to pay Dana Safety Supply $82, 795.75 for outfitting of three Chevrolet Tahoe's.

Chief Murrell provided an update on three new Chevrolet Tahoes that have already been placed into service. He explained that the vehicles were purchased earlier in the year and are currently being outfitted with the same standard equipment used on the department's other patrol vehicles.

Chief Murrell noted that the final cost is not yet available because outfitting is still being completed and labor expenses are still being calculated. He emphasized that there are no major changes or special additions to the vehicles beyond the department's normal

specifications, and that the Tahoes are already being used in daily operations while the outfitting process is finalized.

Motion to approve: Brandy Riley
Second: Mona Underwood
Vote by Council: Unanimous

8. Consideration to approve payment of $375,000 to M.E. Sack Engineering for Professional Services as to the Wastewater Treatment Project and to authorized the Mayor to execute the Four Page Agreement effectuating the same."

Attorney Mullens explained that the payment request before the council related to work previously performed by M.E. Sack Engineering on the city's treatment plant. He stated that M.E. Sack Engineering had completed work before February 2025 and later provided the necessary supplemental documentation to support the request.

After reviewing and verifying the documentation, city staff and legal counsel determined that the work had been completed and properly documented.

Motion to approve: Mona Underwood
Second: Tim Milner
Vote by Council: Unanimous

9. Consideration of Amendment #5 to the Inmate Labor Agreement between Effingham County Board of Commissioners and the City of Rincon.

Attorney Mullens informed the council that the agreement had been reviewed and approved by the city's legal department. The document is a one-page contract renewal that extends the city's existing agreement for one additional year.

He explained that the renewal also includes an increase in salaries for correctional officers, while otherwise continuing the terms of the original agreement.

Motion to approve: Brandy Riley
Second: Ben Blackwell
Vote by Council: Unanimous

10. Administrative Reports:

Public Works – Josh Yaeger provided a monthly operations update and thanked the council for approving the inmate labor agreement, noting that inmate work crews are a valuable resource for the city.

Mr. Yaeger reported that the month had been relatively routine, with a few notable accomplishments. All four new trucks approved in the budget have been received and are now

in service. Water and sewer connections for the new building next door have been completed and are ready for service once the building is in place.

Overall, Mr. Yaeger described city operations as running smoothly, with ongoing infrastructure projects progressing and staff responding effectively to unexpected maintenance issues.

Police Department - Chief Murrell provided an update on the city's new police facility and department staffing. The primary delay in completing the new building is obtaining electrical service from Georgia Power.

Chief Murrell also reported that the department's three new patrol Tahoes are nearly fully outfitted and in service, with only one radio installation remaining.

On staffing, the department is currently four officers short. One officer recently left after relocating to Amarillo, Texas, but the department quickly hired a replacement from Savannah. Another officer from the University of Georgia Police Department has accepted a conditional offer and is expected to begin work in December. The department is also reviewing additional applicants and actively recruiting through the police academy at Savannah Technical College, where Rincon officers have been teaching active shooter response training.

Fire Department - Fire Chief Lou Reed reported that the department's tower ladder truck was taken to Forsyth for warranty repairs after firefighters discovered a leaking main lift cylinder during training. Because the issue was classified as a lower-level maintenance concern, the truck remained in service until the replacement cylinder arrived. Repairs are now underway under warranty.

Chief Reed also provided a staffing update, reporting that the fire department currently has one vacancy. Recruitment remains challenging, particularly because neighboring agencies offer significantly higher starting pay. One potential candidate was unable to proceed because of a medical condition that disqualified them from firefighting service. As a result, the department continues active recruitment efforts to fill the position.

Finance – Mayor Kevin Exley provided an update on the city's budget and financial planning efforts. He reported that departmental budget pass-backs have been completed, and staff are now working to finalize revenue projections and balance the budget. The city is also awaiting updated property tax valuation estimates from the county tax commissioner, which will help refine revenue forecasts.

Mayor Exley said he recently met with finance staff to discuss a plan for handling funds that must be returned to residents. The city has developed a process to ensure affected customers receive appropriate credits or refunds and to prevent residents from being charged twice.

He concluded by saying that staff expect to complete budget adjustments and present the finalized budget to the council in early November, while also continuing work on the upcoming council meeting agendas.

Planning and Zoning - Teri Lewis updated the council on several planning and development initiatives underway in Rincon. Consultants working on the City's Water and Sewer Master Plan are nearing completion of the data collection phase, with only a small amount of information still needed from city staff. The consultants are expected to provide a progress update to the council at the November 9 meeting and discuss the next phase of the project. A draft of the master plan is currently being developed.

Mrs. Lewis reported that the council will soon review the third and final set of Unified Development Ordinance (UDO) amendments for the year. One of the key proposed changes is the creation of a Design Review Board, which would oversee architectural reviews for projects located within the city's overlay districts. Staff are already preparing applications, advertisements, and administrative procedures so the board can begin operating, potentially by January, if approved.

Another proposed amendment would expand eligibility for service on the Planning and Zoning Board and the future Design Review Board. Currently, members must reside within Rincon city limits. The proposal would also allow Business owners in Rincon, or Effingham County residents with a Rincon mailing address to serve on these boards.

Mrs. Lewis explained that the change is intended to help fill vacancies, as the city has often struggled to recruit enough qualified board members. Several interested individuals live in the area and have Rincon addresses but reside outside the municipal boundaries.

Councilmember Boyett questioned whether state law would allow such an expansion. Attorney Mullens responded that legal staff believe there is more flexibility for these boards than for certain authorities, such as the Downtown Development Authority, but said the city would confirm the legality of the proposal before it comes before the council for a vote.

Councilmember Underwood suggested expanding the responsibilities of the proposed Design Review Board to include reviewing building designs and development features within Planned Unit Developments (PUDs), not just projects located in overlay districts. She noted that PUDs often involve specific development agreements and design requirements, making them appropriate candidates for architectural review.

Councilmember Underwood also addressed recurring public concerns about drainage and engineering issues during development hearings. She suggested that having a representative from the city's engineering firm, EMC Engineering, attend meetings involving major projects could help reassure residents by explaining the technical review process and drainage requirements directly. She felt that hearing from professional engineers would carry more weight with the public than council members simply describing the process themselves.

11. Executive session to discuss personnel, pending litigation, attorney client privilege, and real estate.

Motion to approve: Mona Underwood
Second: Ben Blackwell

Vote by Council: Unanimous

Motion to return to the meeting: Mona Underwood
Second: Brandy Riley
Vote by Council: Unanimous

12. Take any action that is needed on the items from executive session.

No action taken.

Adjourn:

Motion to approve: Ben Blackwell
Second: Trisha Boyett
Vote by Council: Unanimous

_____
Kevin Exley, Mayor

_____
Dulcia King, City Clerk

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		1.

AGENDA ITEM:
Public Hearing on an application submitted by Lawrence Alexander Homes, LLC, requesting variance approval to allow the construction of a duplex on a substandard lot, with a 2-foot reduction in the required front setback from 35 feet to 33 feet and a 2-foot reduction in the required rear setback from 25 feet to 23 feet. The subject property, owned by Lawrence Alexander Homes, LLC, is located at 200 Magnolia Drive. The property consists of approximately 0.209 acres and is zoned R-2 (Residential). (Parcel #: R2090016A). *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including the possibility of moving the structure to be within the required setbacks. The members stated that they were in favor of the variance for the setback reductions but were not in favor of allowing a duplex on a substandard lot. One member of the public submitted written concerns (which are attached as part of the record).*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. Staff Report-VAR-2026-6.pdf
2. 200 Magnolia - Variance.pdf
3. 200 Magnolia Plat copies.pdf
4. Concerns from J Carangelo re 200 Magnolia.pdf
5. FORMAL_OBJECTION_AND_REQUEST_Parcel___R2090016A_Redacted.pdf
7. Rincon construction.png

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

STAFF REPORT
Variance VAR-2026-6

October 20, 2026 Planning and Zoning Board Meeting

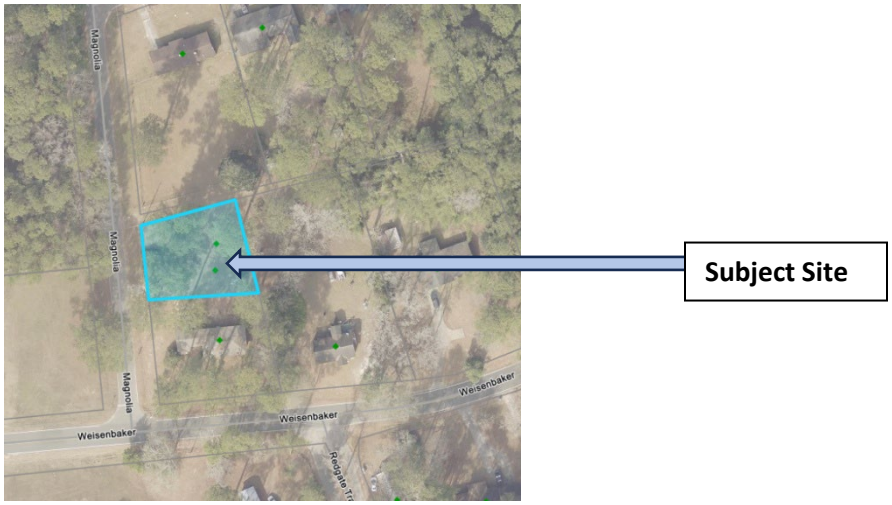
Next Steps: Public Hearing and vote at November 9, 2026 City Council Meeting

Executive Summary:
An application has been submitted by Lawrence Alexander Homes, LLC requesting variance approval to allow the construction of a duplex on a substandard lot, with a 2-foot reduction in the required front setback from 35 feet to 33 feet and a 2-foot reduction in the required rear setback from 25 feet to 23 feet. The subject property, owned by Lawrence Alexander Homes, LLC, is located at 200 Magnolia Drive and is zoned R-2 (Single-family and Duplex Residential).

Upon review of the application, discussion and comments from the public, the Planning and Zoning Board is asked to take one of the following actions:

- Recommend approval of the application as submitted.
- Recommend approval of the application with conditions.
- Recommend denial of the application as submitted.

Parcel #:
R2090016A
Site Size:
.209 acres



Zoning and Land Use

The subject property is zoned R-2 (Single-family and Duplex Residential). The property is vacant.

Applicable Section(s) of the Code of Ordinances

Section 90-22. Pre-existing substandard lots

The purpose of this article is to grant relief to preexisting substandard lots that would create undue hardship to an individual case and allow the issuance of the building permits upon the said substandard lots. In order to qualify for relief under this article, the applicant must demonstrate the following:

(A) Failure to grant a building permit on this substandard lot would create a real, undue hardship;

(B) At the time of the adoption of the UDO, or at any date subsequent to its adoption, including the time which application for relief under this article has been requested, the applicant did not own any contiguous property to said lot; and

(C) The owner intends to construct only one single-family residence or a use of lesser impact. When applicants have demonstrated all of the above requirements of this article to the satisfaction of the City Planner, then the Planning and Development Department shall issue a building permit for said substandard lot.

The property is zoned R-2. The R-2 zoning district allows single-family and duplex residential uses by right. The applicant requests to build a duplex on the existing substandard lot that was created via a subdivision approved by the City of Rincon in 2020.

Table 90-27.1 Development Standards for Zoning Districts
Residential Districts

	Min. land area per lot	***Max. dwelling unit per gross acre***	***Min. front setback***	***Min. side setback***	***Min. rear setback***	***Min. width of lot***	***Min. depth of lot***	***Min. open space***	***Max. building height***
R-2	10,500 SF	4	35 ft	15 ft	25 ft	100 ft	100 ft	55%	35 ft

Analysis of Request

Per Unified Development Ordinance (UDO) Section 90-118, the City Council may grant a variance from the strict application of the dimensional requirements of the UDO only if at least two of the following findings are made:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.

    - This parcel, which was created by a subdivision approved by the City in 2020, is slightly less than square and does not meet the dimensional requirements for the R-2 zoning district. The survey that was recorded in 2020 shows the subject parcel as .23 acres and the survey that was submitted with the variance request shows the parcel as .209 acres; neither meets the dimensional standards of the UDO. The requirements at the time the lot was subdivided were as follows: minimum land area of 12,000 square feet, minimum lot width of 100 feet and minimum lot depth of 120 feet. The current standards are listed in the table above. According to the most recent survey, the land area for this lot is .209, the lot width varies from 94.92 feet to 108.57 feet and the lot depth varies from 80.05 feet to 99.98 feet.

2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.

- There may be some undue hardship in holding the property owner to the required front and rear setback requirements since the lot already does not meet the dimensional requirements for the zoning district.

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

    - Granting the variance will not result in a use that is not currently permitted in the zoning district as duplexes are a by right use in the R-2 zoning district and will not cause substantial detriment to the public good.

- As required by the Ordinance, the public notice sign was placed on the property on October 13, 2026.

- As required by State Code, this item will be advertised in the Effingham Herald on October 21, 2026.

- As required by the Ordinance, the adjacent property owners will be notified regarding the request and the date of the City Council public hearing on or before October 19, 2026.

VARIANCE APPLICATION

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 F: 912-826-2083
www.cityofrincon.com

PROPERTY INFORMATION

Location Address: 200 Magnolia Drive, Rincon, GA 31326	Parcel #: R209-16A
Zoning District: R-2	Existing Land Use: Residential
Net Property Acreage (minus wetlands): .23	Gross Property Acreage: .23

APPLICANT INFORMATION

Applicant Name: Lawrence Alexander Homes, LLC	Phone: 912-826-0254
Business Name: Lawrence Alexander Homes, LLC	Email: office@lawrencealexanderhomes.com
Mailing Address: PO Box 1190	
City: Rincon	State: GA
Zip Code: 31326	

Applicant is (check one): ☒ the property owner ☐ Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: Lawrence Alexander Homes, LLC	Phone: 912-826-0254
Business Name: Lawrence Alexander Homes, LLC	Email: office@lawrencealexanderhomes.com
Mailing Address: PO Box 1190	
City: Rincon	State: GA
Zip Code: 31326	

NEED FOR VARIANCE (to include unique physical circumstances/conditions of property and hardship)

2' reduction in the front setback from 35' to 33'

2' reduction in the rear setback from 25' to 23'

Building a duplex on a substandard lot

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

_____ 10/1/2026

Signature of Applicant **Date**

SUBMITTAL REQUIREMENTS

- ☐ Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions
- ☐ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☐ I digital site plan and 1 digital survey
- ☐ 1 – 11 X 17 site plan and 1 – 11 X 17 survey
- ☐ Campaign Contribution/Gift Disclosure form

VARIANCE APPLICATION FEE

$500.00

PROCESS

Step 1
- Staff Review

Step 2
- Planning & Zoning Board Review
- Recommendation

Step 3
- City Council Public Hearing
- City Council First Reading

Step 4
- City Council Second Reading
- Approval or Denial

Office Use Only:

Application #: _____

Date Received: _____

Date Sign Posted: _____

Date Adjacent Property Letters Mailed: _____

Dates of Newspaper Ad: _____

P&Z Meeting: _____

Council Public Hearing: _____

Council First Reading: _____

Council Second Reading: _____

☐ **Approved**

☐ **Denied**

☐ **Withdrawn by Applicant**

ALDRIDGE ELIZABETH ROSE AND DOU
108 WEISENBAKER RD
RINCON, GA 31326

CORNELL SHAWN
P O BOX 1671
RINCON, GA 31326

FULCHER DAVID PAUL AS TRUSTEE OF
IRREVOCABLE TRUST DATED MAY 29 2
SPRINGFIELD, GA 31329

LAWRENCE ALEXANDER HOMES LLC
P O BOX 1190
RINCON, GA 31326

LOHMANN THIAGO A
202 MYRTLE ST
RINCON, GA 31326

MABLETON LLC
PO BOX 57
SPRONGFIELD, GA 31329

MONTOYA LAURA BABB
3665 DAVYNE BEND
CUMMING, GA 30040

MORRIS CAMERON A
211 WEISENBAKER RD
RINCON, GA 31326

PARRISH HAYLI R
204 E MYRTLE ST
RINCON, GA 31326

PETTIGREW JOANNE
208 WEISENBAKER RD
RINCON, GA 31326

PHILLIPS STEVEN GLENN
207 E MYRTLE ST
RINCON, GA 31326

SMITH CONNOR
210 WEISENBAKER RD
RINCON, GA 31326

SMITH FAYE LOUISE AND MEARS SHEL
205 E MYRTLE ST
RINCON, GA 31326

SMITH W NEIL
1239 RIVERSTREET NE
TOWNSEND, GA 31331

STECKERT DANIEL ALEXANDER
209 E MYRTLE ST
RINCON, GA 31326

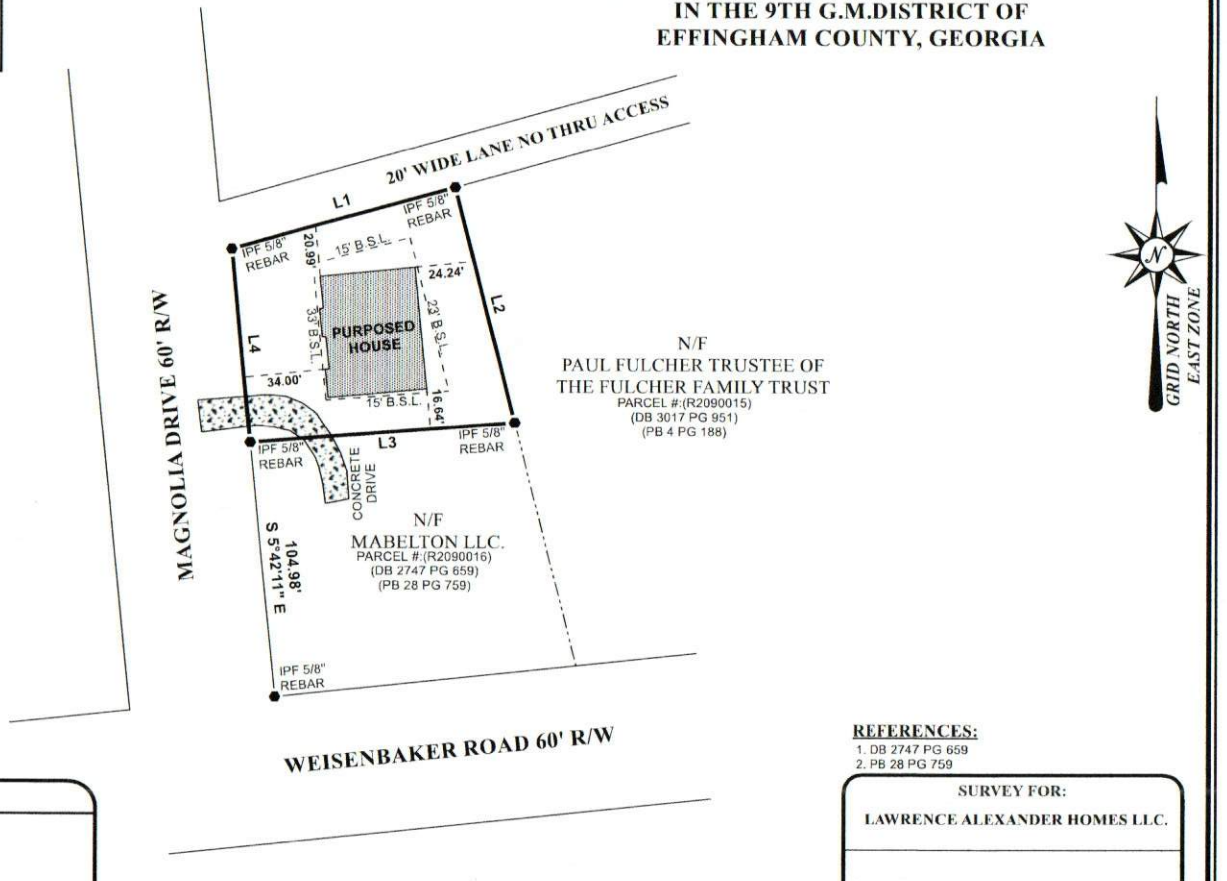
TAYLOR RICHARD A
102 S WENDELL AVE
RINCON, GA 31326

PLOT PLAN SURVEY OF PARCEL #:(R2090016A00) LOCATED IN THE 9TH G.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST
L1	N74°28'50"E	94.92'
L2	S14°18'15"E	99.98'
L3	S85°40'37"W	108.57'
L4	N5°39'41"W	80.05'

RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON RTX DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN.THE CERTIFICATION, AS SHOWN HEREON,IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.



REFERENCES:
1. DB 2747 PG 659
2. PB 28 PG 759

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.C.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE

50' 0 50' 100'

GRAPHIC SCALE 1" = 50'

GEORGIA REGISTERED 3316 LAND SURVEYOR WILLIAM M. GLISSON

STATE OF GEORGIA
LSF # 1404

PREPARED BY:

GLISSON LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

SURVEY FOR:
LAWRENCE ALEXANDER HOMES LLC.

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 9TH

DATE: 04/17/2026 SCALE: 1" = 50'

FILE NUMBER: 26222 DRAWN BY: SG

TOTAL AREA: = 0.209 AC.

FIELD SURVEY DATE: 04/16/2026

Traverse PC

5134941681

PARTICIPANT ID

BK:28 PG:759-759

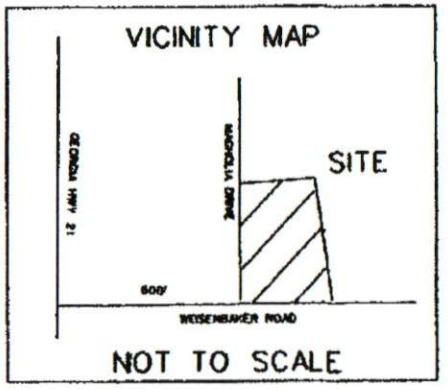
P2020000034

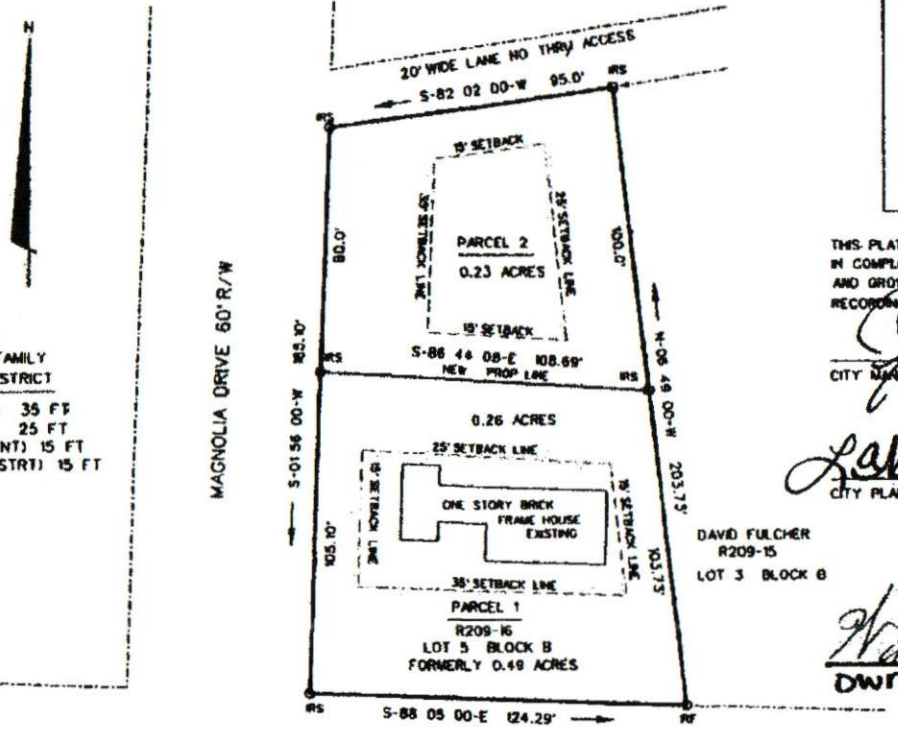
FILED IN OFFICE
CLERK OF COURT
03/03/2020 03:36 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

MINOR SUBDIVISION

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL R209 -16 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.





SET BACKS
R-4 SINGLE FAMILY
RESIDENTIAL DISTRICT

MIN FRONT YARD 35 FT
MIN REAR YARD 25 FT
MIN SIDE YARD (INT) 15 FT
MIN SIDE YARD (STRT) 15 FT

DAVID FULCHER
R209-15
LOT 3 BLOCK B

REFERENCES:
PB-14 PAGE 61
PB-4 PAGE 188

SCALE: 1" = 50'
0' 50' 100'

WBR.DGN FEB2020

LEGEND:

IRF	½" REBAR FOUND
IRS	½" REBAR SET
PL	PROPERTY LINE
CMF	CONC MON. FOUND
H/F	HOW OR FORMERLY
PP	POWER POLE

EQUIP. USED TOTAL STATION TOPCON 303

ERROR OF CLOSURE 1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 1383 ADOLPH N. MICHELIS

Adolph N. Michelis

GA. REG. L.S. LIC. NO. 1383 2-24-20 DATE:

THIS PLAT HAS BEEN REVIEWED AND HAS BEEN FOUND TO BE IN COMPLIANCE WITH THE CITY OF RINCON'S ZONING ORDINANCE AND GROWTH MANAGEMENT CODE AND IS APPROVED FOR RECORDING.

CITY MANAGER 3/3/20 DATE

LaKeisha H Kenny 2/26/20

CITY PLANNER DATE

Wanda Ogley Rahn 2/26/20

Owner Date

MINOR SUBDIVISION
RINCON GEORGIA

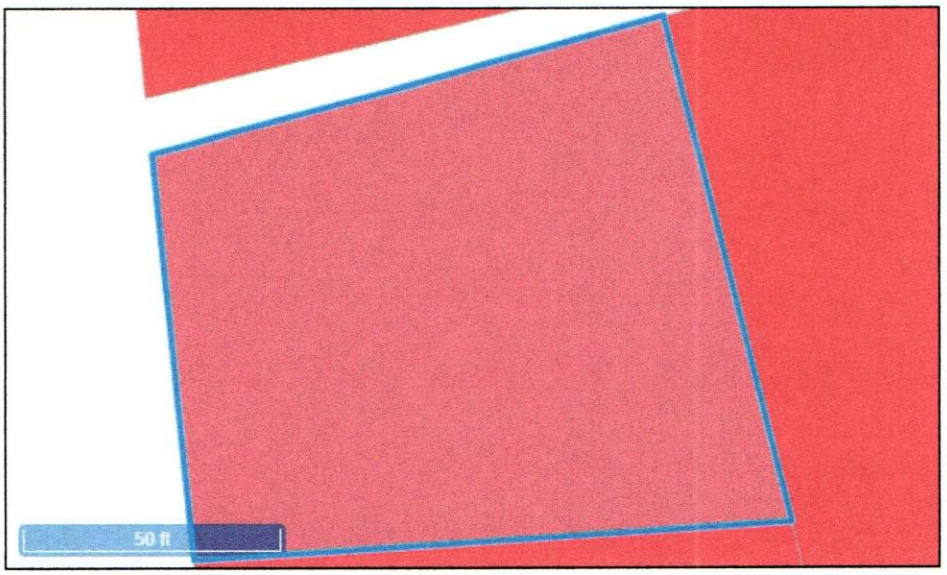
SUBDIVISION FOR
SALLYSAW RENTALS LLC

SURVEY OF LOT 5 BLOCK B
(0.49 AC.) BROOKHAVEN S/D
SUBDIVIDED INTO TWO PARCELS.
LOCATED IN THE 09TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 06 FEB 2020
PLAT DRAWN 06 FEB 2020

Rincon

Property Zoning Report

5 Oct 2026



Parcels

Last Name:	LAWRENCE ALEXANDER HOMES LLC
Address 1:	P O BOX 1190
Address 2:	
Address 3:	
PIN:	R209000000016A00

Rincon Zoning

	Count	Zoning Code	Overlapping Quantities
1.	1	R-2	9,706.86sf (0.22acres)

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE CITY OF RINCON SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER, ALONG WITH ADDITIONAL INFORMATION REGARDING THE RINCON ZONING CODE, ZONING

TECHNICAL OBJECTION & ZONING APPEAL MEMORANDUM

TO: City of Rincon Planning and Zoning Board
FROM: Jason Carangelo, Licensed Professional Architect (211 Magnolia Drive)
DATE: October 20, 2026
REGARDING: Application #VAR-2026-4 (200 Magnolia Drive, Parcel R209-16A)

SUMMARY OF OBJECTIONS:
As a licensed professional architect and neighboring property owner, I am requesting the **immediate denial** of the variance request for 200 Magnolia Drive based on four fatal administrative, code, and spatial defects:

1. Fatal Jurisdictional Defect (Section 90-100)

- **The Rule:** The Planning Department's administrative variance authority is strictly capped at a **maximum 10% deviation** from required standards.
- **The Violation:** The standard R-4 district requires a **12,000 sq. ft. minimum lot size** and **100 feet of frontage**. This lot provides only **9,100 sq. ft. (a 24% deficit)** and **80 feet of frontage (a 20% deviation)**. Because these deviations vastly exceed the 10% statutory cap, staff lacked the legal jurisdiction to issue an administrative approval.

2. Inaccurate Application Baseline Data

- **The Error:** The administrative application claims a lot size of 0.23 acres. However, a precise mathematical calculation of the boundary metrics printed on the applicant's own **2026 Glisson Survey** confirms the site is actually **0.21 acres (9,100 sq. ft.)**. The city cannot legally issue or calculate zoning relief based on inaccurate data baselines.

3. Direct Violation of Substandard Lot Rules (Section 90-22(C))

- **The Rule:** The Rincon UDO explicitly restricts relief on preexisting substandard lots to **"only one single-family residence or a use of lesser impact"**.
- **The Violation:** The city's posted public notice sign and the active site plumbing stub-ups confirm the project is **for a multi-family duplex**. A duplex increases density and impact, meaning it is explicitly disqualified from receiving substandard lot relief under municipal law.

4. Logistical Parking & Density Impossibility

- **The Rule:** On-street parking is strictly prohibited by city ordinance, and a duplex mandates **four independent off-street parking spaces** on-site.

- **The Violation:** Squeezing a multi-family duplex footprint onto a lot that is 24% too small makes it physically impossible to house four code-compliant spaces without completely violating maximum impervious lot-coverage and stormwater management thresholds.

CONCLUSION & REMEDY SOUGHT:
Under Georgia zoning law, a permit issued via an unauthorized administrative shortcut based on flawed metrics is **void ab initio (void from inception)**. The pre-poured concrete slab does not create a vested right to violate the law. I ask this Board to protect the integrity of the Rincon UDO, **overturn the administrative approval**, and direct staff to issue a **Stop-Work Order**.


City of Rincon
912-826-5745
Variance Notice
2' REDUCTION IN FRONT & REAR SETBACK FOR A DUPLEX ON A SUBSTANDARD LOT
Address: 269 Magnolia Dr.
Public Meetings
City of Rincon Council Chambers
107 W 7th St. Rincon, Ga.
Planning Board October 28, 2025 @ 6:30 pm
City Council November 9, 2025 @ 6:30 pm

EXHIBIT 1

EXHIBIT 2

1

(H) Errors and violations. The issuance or granting of a permit or approval of plans and/or specifications shall not be deemed or construed to be approval for any violation of any provision in this chapter. No permit presuming to give the authority to violate or cancel the provisions of this chapter shall be valid except insofar as the work or such which it authorizes is lawful.

Sec. 90-22. - Preexisting substandard lots.

The purpose of this article is to grant relief to preexisting substandard lots that would create undue hardship to an individual case and allow the issuance of the building permits upon the said substandard lots. In order to qualify for relief under this article, the applicant must demonstrate the following:

(A) Failure to grant a building permit on this substandard lot would create a real, undue hardship;

(B) At the time of the adoption of the UDO, or at any date subsequent to its adoption, including the time which application for relief under this article has been requested, the applicant did not own any contiguous property to said lot; and

(C) The owner intends to construct only one single-family residence or a use of lesser impact.

When applicants have demonstrated all of the above requirements of this article to the satisfaction of the City Planner, then the Planning and Development Department shall issue a building permit for said substandard lot.

Sec. 90-23. - Buildings to be moved.

Any building or structure which has been wholly or partially erected on any premises located within the City shall not be moved to any other premises in the city until a permit for such removal is secured from the Planning and Development Department. Any such building or structure shall conform to all the provisions of this chapter in the same manner as a new building or structure. No building or structure shall be moved into the city from outside the city until such compliance has been shown and such city permit has been secured. Before a permit may be issued for moving a building or structure, the Planning and Development Department shall inspect the same and shall determine if it is in compliance with all city and state regulations.

Sec. 90-24. - Land sale or other transfer or conveyance by reference to plat or map regulated.

No tract of land or land lot shall be offered for sale, lease, rental or other public or private purpose, nor sold, leased, rented or otherwise transferred or conveyed by reference to any land survey map or land subdivision plat, unless such referenced map or plat has been:

(A) Legally recorded in public land records of Effingham County, prior to the enactment of this chapter; or

(B) Officially evaluated as a final subdivision plat; and

(C) Approved and signed by the Mayor; and

(D) Legally recorded in the public land records of Effingham County after the enactment of this chapter.

Kevin Exley, Mayor
Mona Underwood, Mayor Pro Tem
Jesse Blackwell, Jr., Council
Michelle Taylor, Council
Brandy Riley, Council

Timothy Milner, Council
Trisha Boyett, Council
Dulcia King, City Clerk
David (BoBo) Mullens, City Attorney
Ben Perkins, City Attorney

CITY OF RINCON
302 South Columbia Avenue
Rincon, GA 31326
Phone: (912) 826-5745

Sent via email to: office@lawrencealexanderhomes.com

July 22, 2026

Mr. Alex Long
Lawrence Alexander Homes, LLC
[redacted]
Rincon, GA 31326

Dear Alex:

The City of Rincon Planning and Development Department has reviewed your request for an administrative variance to reduce the required front and rear setbacks for the property located at 200 Magnolia Drive.

Based upon the application materials submitted and the applicable provisions of the City of Rincon Unified Development Ordinance (UDO), the requested administrative variance is hereby approved. The required front setback is reduced from 35 feet to 33 feet and the required rear setback is reduced from 25 feet to 23 feet, as shown on the approved site plan submitted with the application. This reduction is approved due to the slightly less than square parcel. Each setback reduction is less than 10% of the required setback standard.

This approval applies only to the setback reductions described above and does not authorize any other deviation from the UDO, building codes, or other applicable City requirements. All permits required for the proposed construction or improvement must be obtained before work begins.

Please retain this letter with your property and permitting records. Should you need further assistance, please contact me at 912-826-5996, extension 113, or tlewis@rinconga.gov.

Sincerely,

Teri B. Lewis, AICP
Director of Planning and Development

EXHIBIT 3

ADMINISTRATIVE VARIANCE APPLICATION

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

Note: This application is intended for variance requests involving no more than a 10% deviation from the required standards.

PROPERTY INFORMATION

Location Address: 200 Magnolia Drive, Rincon, GA 31326

Parcel #: R209-16A

Zoning District: R-4

Existing Land Use: Residential

Net Property Acreage (minus wetlands): .23

Gross Property Acreage: .23

APPLICANT INFORMATION

Applicant Name: Lawrence Alexander Homes, LLC

Phone: 912-826-0254

Business Name: Lawrence Alexander Homes, LLC

Email: office@lawrencealexanderhomes.com

[redacted]

State: GA

Zip Code: 31326

Applicant is (check one): ☒ the property owner ☐ Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: Lawrence Alexander Homes, LLC

Phone: 912-826-0254

[redacted]

Email: office@lawrencealexanderhomes.com

City: Rincon

State: GA

Zip Code: 31326

NEED FOR VARIANCE (to include unique physical circumstances/conditions of property and hardship)

Less than 10% reduction in front & rear setbacks

EXHIBIT C

[redacted]

[redacted]n contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant

6.9.2026
Date

SUBMITTAL REQUIREMENTS

- ☐ Site plan and/or architectural rendering of the proposed development depicting the location of lot restrictions
- ☐ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☐ 1 digital site plan and 1 digital survey
- ☐ 1 – 11 X 17 site plan and 1 – 11 X 17 survey
- ☐ Campaign Contribution/Gift Disclosure form

VARIANCE APPLICATION FEE

$100.00

[redacted]

PROCESS

Step 1
- Staff Review

Step 2
- Approval or Denial

Office Use Only:

Application #: VAR-2026-4

Date Received: 6-9-26

Date of Staff Decision: 7-22-26

- ☑ Approved
- ☐ Denied
- ☐ Withdrawn by Applicant

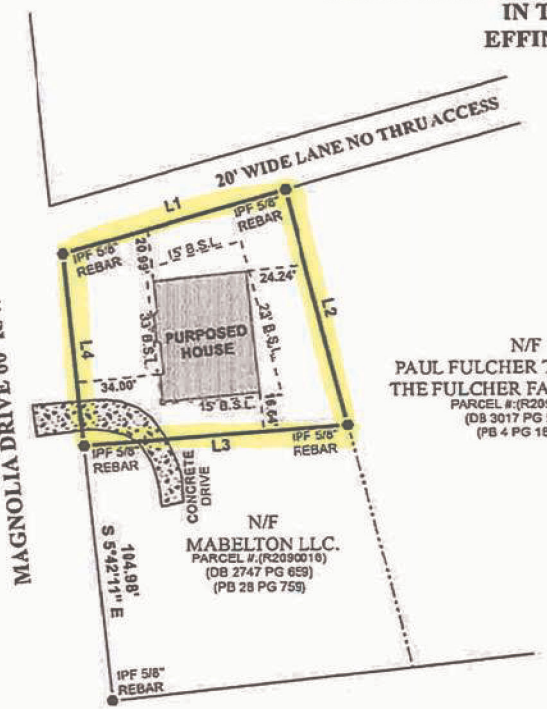
Updated 10/2025

EXHIBIT 3

EXHIBIT 3

PLOT PLAN SURVEY OF PARCEL #:(R2090016A00) LOCATED IN THE 9TH G.M.DISTRICT OF EFFINGHAM COUNTY, GEORGIA

LINE	BEARING	HORIZ DIST
L1	N74°28'50"E	94.92'
L2	S14°18'15"E	99.98'
L3	S85°40'37"W	108.57'
L4	N5°39'41"W	80.05'



RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON - ES TOTAL STATION, CARLSON R"X DATA COLLECTOR AND A CARLSON BRx6+ GPS.
2. THIS PROPERTY IS LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.
4. "TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ANGLES, BEARINGS, MEASUREMENTS OF COURSES, DISTANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, HAVE BEEN PROVEN BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978".
5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.
6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN.THE CERTIFICATION, AS SHOWN HEREON,IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

SURVEYOR CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATEC THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY OR ANY USE OF PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE

50' 0 50' 100'

GRAPHIC SCALE 1" = 50'

GEORGIA REGISTERED 3316 LAND SURVEYOR WILLIAM M. GLISSON

STATE OF GEORGIA
LSF # 1404

PREPARED BY:

GLISSON LAND SURVEYING

WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964

377 TUCKER ROAD, CLAXTON, GEORGIA 30417
RINCON: (912) 826 - 5283 CLAXTON: (912) 282 - 7052
WMGLISSON@BELLSOUTH.NET

REFERENCES:
1. DB 2747 PG 659
2. PB 28 PG 759

SURVEY FOR:
LAWRENCE ALEXANDER HOMES LLC.

COUNTY: EFFINGHAM STATE: GEORGIA

GMD: 9TH

DATE: 04/17/2026 SCALE: 1" = 50'

FILE NUMBER: 26222 DRAWN BY: SG

TOTAL AREA: = 0.209 AC.

FIELD SURVEY DATE: 04/16/2026

Traverse PC

EXHIBIT 4

FORMAL OBJECTION AND REQUEST FOR INCLUSION IN THE PUBLIC AGENDA PACKET

DATE: October 26, 2026

TO: City Clerk Dulcia King, Mayor Kevin Exley, Mayor Pro Tem Mona Underwood, and Members of the Rincon City Council

MUNICIPALITY: City of Rincon, Georgia

TARGET PARCEL: Substandard Lot Located at Parcel# R2090016A, Rincon, GA 31326

DEVELOPER: Lawrence Alexander Homes

HEARING DATE: Rincon City Council Meeting — November 9, 2026

VIA EMAIL: dking@rinconga.gov, info@cityofrincon.com, kexley@rinconga.gov, munderwood@rinconga.gov, tlewis@rinconga.gov

Dear Mayor, Council Members, and City Clerk:

Please accept this document as my formal, written legal objection to the proposed front and rear setback variances requested by Lawrence Alexander Homes for the property located at 200 Magnolia Drive.

FORMAL REQUEST FOR RECORD INCLUSION: Pursuant to Rincon municipal guidelines and Georgia administrative procedures, I am formally requesting and demanding that City Clerk Dulcia King immediately print, stamp, and insert this entire objection letter, along with all attached physical postmark and photographic evidence, directly into the official public agenda packet distributed to the Mayor and City Council for the November 9, 2026 meeting. I further request that this document be permanently entered into the official public record of these proceedings.

I request that this Council immediately **TABLE** or **DENY** any vote on this matter due to a severe and fatal administrative defect regarding procedural due process, public notice violations, and explicit municipal code prohibitions:

1. Severe Violation of the Georgia Zoning Procedures Law (O.C.G.A. § 36-66-4)

I received the official mailed notice regarding the Planning and Zoning Board hearing via the United States Postal Service on October 20, 2026. The Planning and Zoning Board meeting took place on that exact same day, October 20, 2026.

The notification envelope bears an official USPS postmark of **October 13 from Jacksonville, Florida**. Because local municipal mail is routed south through the Jacksonville Regional Processing Center before returning to Georgia, the city's timeline mathematically guaranteed that I would receive the letter with zero business days to prepare.

Under Title 36, Chapter 66 of the Official Code of Georgia Annotated (**O.C.G.A. § 36-66-4(a)**), the State of Georgia mandates a strict public notification window to ensure due process [O.C.G.A. § 36-66-4]. Receiving a notice on the literal day of a public hearing completely strips an affected property owner of their constitutional right to review plans and prepare a meaningful defense. Because I reside 250 miles away in Cumming, Georgia, this notice failure made it logistically impossible to arrange travel to attend and defend my property lines.

Because the notice arrived late, the Planning and Zoning Board's recommendation is procedurally void [O.C.G.A. § 36-66-4]. If this Council votes to approve this variance, it will be passing a defective ordinance vulnerable to an immediate challenge in Superior Court under **O.C.G.A. § 36-66-5.1**.

2. Absolute Prohibitions and Staff Report Contradictions Under Rincon Ordinance Sec. 90-22

The developer’s request to modify the front and rear setbacks by an extra 2 feet is a clear admission that 200 Magnolia Drive is physically too small to accommodate a duplex under Rincon’s standard zoning frameworks. The developer purchased this parcel knowing its modern dimensional limitations.

To justify this overreach, the Planning Staff Report attempts to use contradictory administrative interpretations to bypass local law. The city cannot have it both ways: the staff report attempts to treat this plot as a standard buildable lot while simultaneously acknowledging it lacks the necessary square footage and depth to meet standard R-2 duplex setbacks, thereby requiring a variance on *multiple* sides.

By definition, a lot that cannot meet standard dimensional requirements without multi-sided variances is a substandard lot. Under the plain text of **City of Rincon Code of Ordinances Chapter 90, Section 90-22(C) (Preexisting substandard lots)**, the city is explicitly and strictly prohibited from granting development relief or building permits on substandard parcels unless *"the owner intends to construct only one single-family residence or a use of lesser impact."*

A multi-family duplex is explicitly a higher-density, greater-impact structure. Therefore, the developer's application for a duplex on this specific substandard parcel is illegal under the city's own codified law. While a dimensional variance can adjust physical lines, no dimensional variance has the legal authority to override the strict use limitations mandated by Section 90-22(C).

Forcing an illegal multi-family duplex onto this substandard lot will directly infringe upon my backyard gate access, crowd adjoining properties, create public health trash hazards, and dangerously constrict the setbacks required for emergency Fire/EMS vehicles. Shrinking the front and back setbacks by 2 feet means overflowing tenant parking, delivery staging, and large municipal rolling trash bins will permanently overflow into the shared alleyway and right-of-way, completely blocking my back gate so that I cannot access or get a vehicle through to plant a garden or access anything within my own fenced yard from the back.

3. Self-Created Financial Hardship and Illegal Site Work

The developer claims a "severe economic hardship" if the variance fails. Under established Georgia zoning case law, a commercial loss or a failure to maximize rental profits on an inadequate lot is a self-created hardship and is legally inadmissible as grounds for a variance.

The developer submitted his formal variance application on October 1, 2026. However, I possess timestamped, metadata-verified photographic evidence proving that he illegally commenced physical site work, heavy land clearing, and foundation layout framing on **September 9, 2026**—nearly a full month *before* an application was even on file with the city. The developer cannot break city permit codes to build an illegal foundation footprint and then use his unpermitted financial investment to demand emergency variance relief. He must scale down his design to a lawful single-family structure that fits the land natively.

4. Pending Open Records Request

On October 22, 2026, I filed a formal public records request under the Georgia Open Records Act targeting all municipal communications regarding 200 Magnolia Drive, specifically focusing on interactions involving Planning & Development Director Teri Lewis and Lawrence Alexander Homes. Council should not vote on this variance until these public documents are fully disclosed, reviewed by the city attorney, and evaluated for administrative transparency.

CONCLUSION

To protect the city from severe procedural liability, defend established zoning codes, and ensure fairness, I formally request that this Council **DENY** the variance request with prejudice, or **TABLE** this item indefinitely, return it to the Planning and Zoning Board to cure the notice defect, and instruct Code Enforcement to issue an immediate Stop Work Order for the illegal construction framing commenced on September 9th.

Respectfully submitted,

Laura Montoya

Owner of Adjoining Property (201 E. Myrtle St., Rincon, GA 31326)

Mailing Address: [redacted]

Phone: [redacted]

Email: [redacted]


Info
Add a Title
IMG_0260.JPG
September 8, 2026 4:33:45 PM
Adjust
Apple iPhone 17e
Main Camera — 26 mm f1.64
12 MP 4032 × 3024 3.7 MB
ISO 25 54 mm 0 ev f1.64 1/176 s
Add a Caption
Add a Keyword
Add Faces
Rincon, Central Savannah River Area, United States
Rincon
Media Types
Utilities
Projects
Rincon
September 8, 2026 at 4:33:45 PM · 10 of 31
Edit
LIVE

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		2.

AGENDA ITEM:

Public Hearing on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 139 Ackerman Road. (Parcel #: R2710005). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:

1. Staff Report - REZ-2026-8.pdf
2. Document_20261008164057_01.pdf
3. 139 Ackerman - REZ-2026-8 - Ordinance.docx
4. Exhibit A - REZ-2026-8.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:

Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

STAFF REPORT
Rezoning REZ-2026-8

October 20, 2026 Planning and Zoning Board meeting

Next Steps: Public Hearing and First Reading at November 9, 2026 Council Meeting
Second Reading at November 23, 2026 City Council Meeting

Executive Summary:
An application has been submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 139 Ackerman Road. (Parcel #: R2710005). Upon review of the application, discussion and comments from the public, the Planning and Zoning Board is asked to take one of the following actions:

- Recommend approval of the application as submitted.
- Recommend approval of the application with conditions.
- Recommend denial of the application as submitted.

Property Information:

- Parcel #: R2710005
- Site Size: 1.03 acres

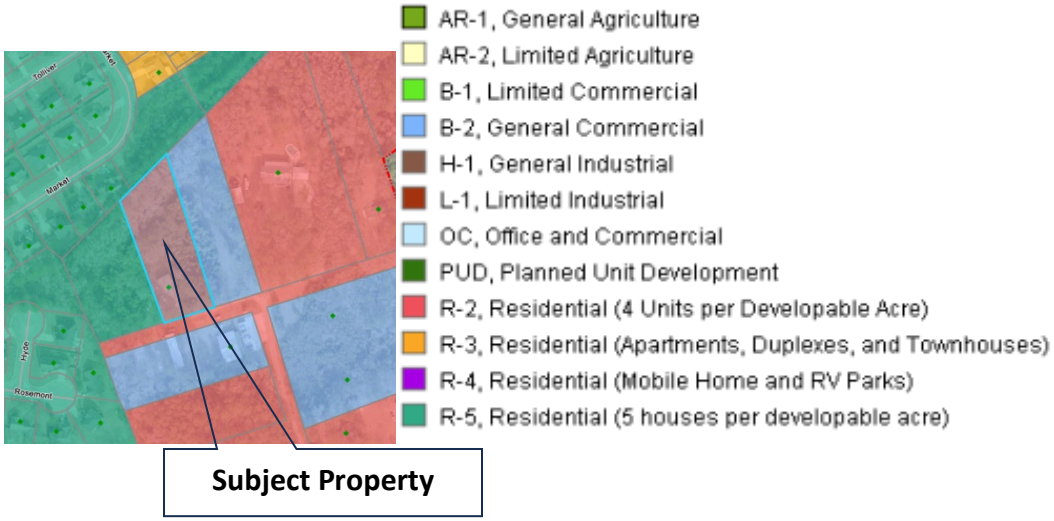


	Zoning	Land Use
North	R-5	Detention Pond for Residential Neighborhood
South	R-2/B-2	Ackerman Road and Offices
East	B-2	Vacant
West	R-5	Vacant

Current Zoning and Land Use

The subject property is zoned R-2, which is a district that allows single-family and duplex residential uses. The property is accessed from Ackerman Road and currently contains a single-family house.

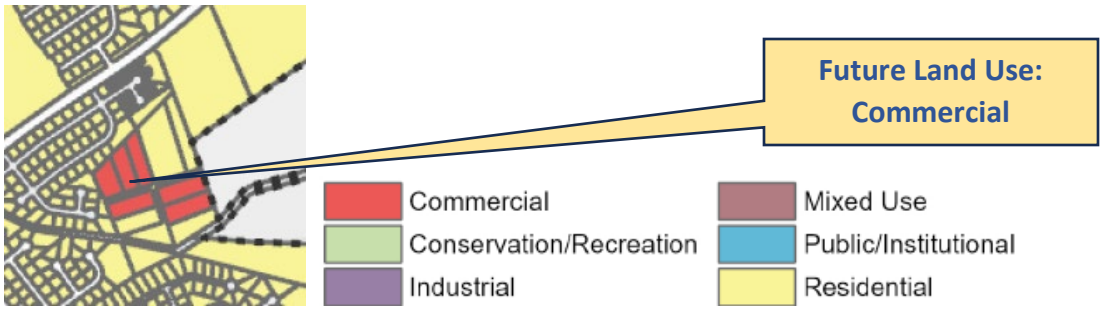
Current Zoning



Future Land Use

The Future Land Use Map, which is part of the adopted City of Rincon Comprehensive Plan 2024, shows the subject property as Commercial.

Future Land Use Map from Comprehensive Plan



Zoning District Comparison

The following tables summarize the zoning standards for the R-2 and B-2 zoning districts:

Table 90-27.1 – Zoning Districts

	Min. land area per lot	Max dwelling unit per gross acre	Min. Front setback	Min. side setback	Min. rear setback	Min. width of lot	Min. depth of lot	Min open space	Max building height
R-2	10,500 SF	4	35 ft	15 ft	25 ft	100 ft	100 ft	55%	35 ft
B-2	21,780 SF	na	35 ft	10 ft	15 ft	na	na	20%	50 ft

Table 90-39.1 Key **C = Conditional Use, P = Permitted Use, SU = Special Use**	**R-2**	**B-2**
Adult Care Facilities		SU
Adult Entertainment Establishments		SU
Amusement Facility		P

Athletic Club or Gymnasium		P
Automotive Repair Services		SU
Boarding House or Bed & Breakfast Inn		P
Business and Professional Offices		P
Cemetery	P	P
Check Cashing Facility		SU
Childcare Center		P
Church or Place of Worship	P	P
Community Center	P	P
Cultural Facilities		P
Duplex (two-family attached)	P	SU
Food Truck		P
Full-service Car Wash		SU
Funeral Home		SU
Gas Station		SU
Health Services		P
Hotel		P
Library	P	P
Machine Tool and Industrial Equipment Repair		P
Manufactured Home	C	
Micro-brewery		P
Mini-warehouse Storage		SU
Mixed Use		P
Movie Theater		P
Multi-unit Attached - Apartments		SU
Nano-Brewery		P
Nursery, Plant and Retail		P
Pawn Shop		SU
Private Club		SU
Public Park	P	P
Restaurants		SU
Retail and Personal Services		P
Retail Package Liquor Stores		SU
Schools, Public or Private	C	C
Self-Service Laundry		P
Single-Family (detached conventional)	P	
Tattoo Shop and/or Body Piercing		P
Title Pawn Shop		SU
Townhouse		SU
Truck and Tractor Trailer Repair		C
Vape or CBD Stores		SU
Veterinary Clinic or Hospital, or Animal Boarding (requires sound-resistant construction)		SU

Analysis of Request

Per Section 90-122 the following standards will be considered by the City Council in making any zoning decision:

A. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

- The request is a logical extension of the existing zoning boundary as the properties to the east and south of the subject property are zoned B-2. It will not necessarily improve the overall pattern of land uses in the area as the B-2 zoning district allows many uses that may not be appropriate adjacent to the existing residential properties.

B. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

- This will not be spot zoning as there are B-2 zoned properties to the east and south of the subject property.

C. Could traffic created by the uses permissible under the proposed zoning traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

- The subject parcel has frontage on Ackerman Road. Traffic created by the uses permissible under the B-2 zoning district will not have to traverse established single-family neighborhoods on minor streets.

D. Will this request place irreversible limitations on the area as it is or on future plans for it?

- This request will not place irreversible limitations on the area or on future plans for the area.

E. Will the uses allowed by the proposed zoning substantially conflict with existing density patterns in the zone or neighborhood?

- This area already has a mix of commercial and residential zoned properties. The uses that will be allowed with the proposed rezoning may conflict with existing residential density patterns in the area; however, they will not conflict with the commercial density patterns in the area.

F. Would the proposed rezoning precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- The proposed rezoning may precipitate similar requests but these requests are unlikely to generate or accelerate adverse land use changes in the zone or neighborhood.

G. Will the action adversely impact adjacent or nearby properties in terms of:

1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

- It is unlikely that the uses introduced by the rezoning will create noise, odor, or visual hazards that will adversely impact adjacent or nearby properties; additionally, the reduction of light and air should not occur as a result of the rezoning.

2. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

- It is difficult to determine if the proposed rezoning is likely to adversely affect property values of adjacent or nearby properties.

H. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

The rezoning will not result in public service requirements that cannot be provided on an economic basis and therefore will not create an actual burden on the public.

Consistency with the Comprehensive Plan

The recently adopted City of Rincon Comprehensive Plan 2024 guides development for the City of Rincon. Staff reviewed the Vision and Goals section and found the following:

4.2.1 Economic Prosperity

1. Rincon will welcome new commercial growth through strategic planning by directing development in locations that have adequate infrastructure, and investing in new infrastructure where it is needed.
3. Rincon will work to diversify its economic base by attracting a variety of businesses to the city that provide quality jobs.

Public Outreach Information

- As required by the Ordinance, the public notice sign was placed on the property on October 13, 2026.
- As required by State Code, this item will be advertised in the Effingham Herald on October 21, 2026.
- As required by the Ordinance, the adjacent property owners were notified regarding the request and the date of the City Council public hearing on or before October 19, 2026.

pd CK# 2991

REZONING APPLICATION

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 F: 912-826-2083
www.cityofrincon.com

PROPERTY INFORMATION

Location Address: 139 Ackerman Road, Rincon, GA	Parcel #: R271-5
Zoning District: R-2	Existing Land Use: Residential
Proposed Zoning District: B-2	Proposed Land Use: Commercial Office
Net Property Acreage (minus wetlands)*: .77 Acres	Gross Property Acreage*: 1.03 Acres

**The acreage data (net and gross) must be provided in square feet if less than one acre, and in acres if greater than one acre.*

APPLICANT INFORMATION

Applicant Name: Alexander 3 investments, LLC	Phone: 912-826-0254
Business Name: Alexander 3 Investments, LLC	Email: office@lawrencealexanderhomes.com
Mailing Address: PO Box 1190,	
City: Rincon	State: GA
Zip Code: 31326	

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: Jack Enriquez	Phone:
Business Name:	Email:
Mailing Address: 139 Ackerman Road	
City: Rincon,	State: GA
Zip Code: 31326	

APPLICATION HISTORY

Have any previous applications been made to rezone the subject property?

☐ Yes ☒ No If yes, list the application #: _____

NEED FOR REZONING (address attached criteria)

Expanding existing office

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant **Date** 10/8/2024

SUBMITTAL REQUIREMENTS

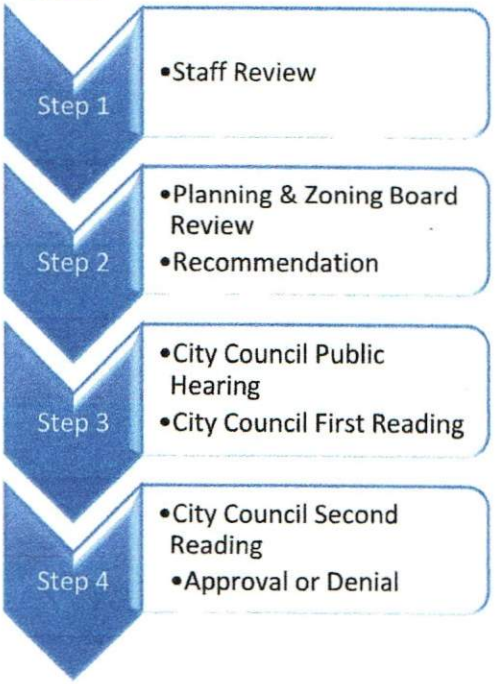
☐ A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds
☐ The present and proposed land uses of all adjoining properties if under the same ownership
☐ The names, addresses, and zip codes, at the date of filing, of property owners adjacent to and across any public right-of-way from the property being proposed for rezoning, including properties diagonally across an intersection
☐ All known previous applications for a map amendment affecting the same premises
☐ A scaled map or plat, which shall show the property referred to in the application and all adjoining lots or parcels of land which are also under the same ownership (1 digital and 1 – 11 X 17)
☐ Campaign Contribution/Gift Disclosure Form

***Note:** A neighborhood meeting is suggested but not required prior to the Planning and Zoning Board Meeting

REZONING APPLICATION FEE

$500.00

PROCESS



Office Use Only:

Application #: _____

Date Received: 10/6

Date Sign Posted: 10/13

Date Adjacent Property Letters Mailed: week of 10/19

Date of Newspaper Ad: 10/21

P&Z Meeting: 10/20

Council Public Hearing: 11/9

Council First Reading: 11/9

Council Second Reading: 11/23

☐ **Approved**

☐ **Denied**

☐ **Withdrawn by Applicant**

AUTHORIZATION OF PROPERTY OWNER

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

PROPERTY INFORMATION

Property Address: 139 Ackerman Rd. Parcel #: R271-5

Owner Name: Jack Enriquez Phone Number:

Email Address:

AFFIDAVIT

I, Jack Enriquez (Property owner name) swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Rincon, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning (Type of application) application for this property.

APPLICANT INFORMATION

Name of Applicant: Alexander 3 Investment Phone Number: 912-826-0254

Address: PO Box 1190, Rincon, GA 31326

Email Address: office@lawrencealexanderhomes.com

Signature of Owner

Sworn and subscribed to me this 9 day of September, 20 26 that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public, State of Georgia

KAYLA RAE PHILLIPS NOTARY PUBLIC EFFINGHAM COUNTY, GEORGIA COMMISSION EXPIRES JANUARY 15, 2029 Seal

Office Use Only:

Associated Application #: _____

Date Received: _____

Updated 12/2023

ABBEY TOWNHOMES OWNERS ASSOC
P O BOX 1569
RINCON, GA 31326

ALEXANDER 3 INVESTMENTS LLC
P O BOX 1190
RINCON, GA 31326

ENRIQUEZ JACK
139 ACKERMAN RD
RINCON, GA 31326

HALL ROBERT E SR AND MARIE C
P O BOX 379
RINCON, GA 313260379

HAMILTON COREY RUEL AND NAIRNE H
2039 SEAGRIT BLVD | APT 5G
FAR ROCKAWAY, NY 11691

HORRELL BLAIR M AND STEPHANIE J
209 MARKET STREET
RINCON, GA 31326

JOHNSON BECKY R AND JOHN M
401 HYDE PL
RINCON, GA 31326

LEE CHRISTOPHER A
207 MARKET ST
RINCON, GA 31326

MILLER RICHARD D AND NICOLE L
203 MARKET ST
RINCON, GA 31326

TEAL INVESTMENT PROPERTIES LLC
117 ACKERMAN RD
RINCON, GA 31326

WYMAN MYRON S AND MICHELLE J
205 MARKET ST
RINCON, GA 31326

Adjacent property owners.

BK:2697 PG:995-996
D2021007184

FILED IN OFFICE
CLERK OF COURT
06/15/2021 01:26 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: $215.00

PT-61 051-2021-001704

7428341760
PARTICIPANT ID

MCMANAMY
JACKSON HOLLIS, LLC

Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Dr., No. 1
Savannah, GA 31406
(912)691-0943 phone
(912)691-0947 fax
1-2100897KBD

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of May 25, 2021 by and between

Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff
(Hereinafter referred to as the "Grantor"), and

Jack Enriquez
(hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that certain Lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, known and designated as Parcel 2, upon a map prepared by Adolph N. Michells & Assoc. for Jacob, Jerry & Kimberly Arnsdorff dated April 14, 2019, recorded in Plat Book 28, Page 758, in the Office of the Clerk of the Superior Court of Effingham County, Georgia. Said property is a portion of the Tract conveyed to Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff by Warranty Deed dated April 15, 2005, recorded in Deed Book 1261, page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference.

Said property containing improvements thereon currently known as **139 Ackerman Rd, Rincon, GA 31326, PIN R2710005,**

(hereinafter referred to as the "Property")

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

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this 25th day of May, 2021, in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 11/16/21

[NOTARIAL SEAL]

KAYLA B DIXON
Notary Public
Effingham County, Georgia
My Commission Expires
November 16, 2021

Jacob Jerry Arndsdorff

Kimberly D. Arndsdorff

5134941681

PARTICIPANT ID

BK:28 PG:758-758

P2020000033

FILED IN OFFICE
CLERK OF COURT
03/03/2020 03:29 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

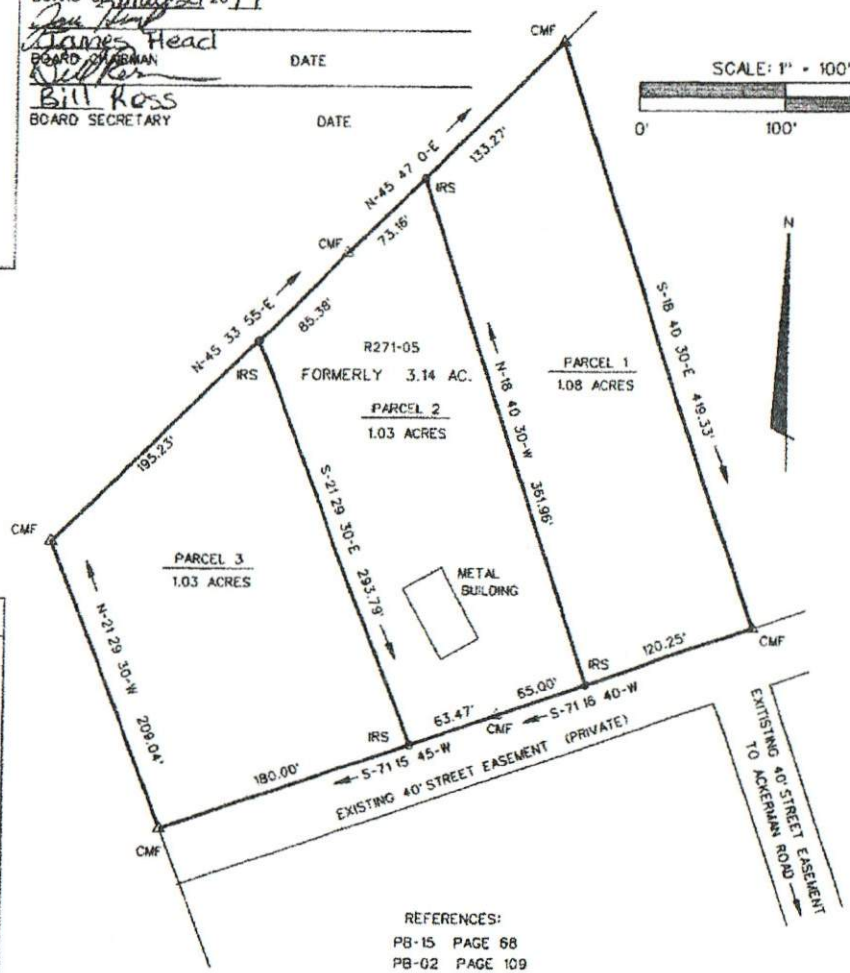
BY THE PLANNING AND ZONING BOARD

THIS FINAL LAND SUBDIVISION PLAT HAS BEEN OFFICIALLY EVALUATED FOR COMPLIANCE WITH ALL PROVISIONS OF THE CITY OF RINCON ZONING ORDINANCE AND WAS APPROVED AT THE REGULAR MEETING OF THE PLANNING AND ZONING BOARD ON: May 21 20 19

James Head
BOARD CHAIRMAN DATE

Bill Ross
BOARD SECRETARY DATE

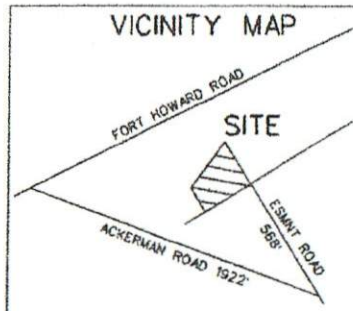
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)



SCALE: 1" = 100'

0' 100' 200'

VICINITY MAP



NOT TO SCALE

LEGEND:

IRF	⅝" REBAR FOUND	
IRS	⅝" REBAR SET	
PL	PROPERTY LINE	
CMF	CONC MON. FOUND	
N/F	NOW OR FORMERLY	
PP	POWER POLE	

EQUIP. USED TOTAL STATION TOPCON 303

ERROR OF CLOSURE 1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmentalbodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 1323 LAND SURVEYOR ADOLPH N. MICHELIS

Adolph N. Michelis
G.A. REG. L.S. NO. 1323 DATE: 9.25.19

CERTIFICATE OF OWNERSHIP & DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON AND THAT ALL STREETS, ALLEYS AND OTHER SITES SHOWN SHALL BE DEDICATED TO THE PUBLIC, OR REMAIN FOR PRIVATE USE, AS NOTED.

LaKeisha H. Kelley
WITNESS DATE

Jacob Arnsdorff
Kimberly Arnsdorff
OWNER (S) DATE

THIS PLAT IS APPROVED TO BE ENTERED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT EFFINGHAM COUNTY, GEORGIA BY THE MAYOR AND COUNCIL OF RINCON, GEORGIA ON: May 29 20 19

John Klimm
CITY MANAGER OF RINCON

Ken Lee 11/9/2019
MAYOR OR MAYOR PRO-TEM DATE

REFERENCES:
PB-15 PAGE 68
PB-02 PAGE 109

FOR
JACOB, JERRY, & KIMBERLY ARNSDORFF

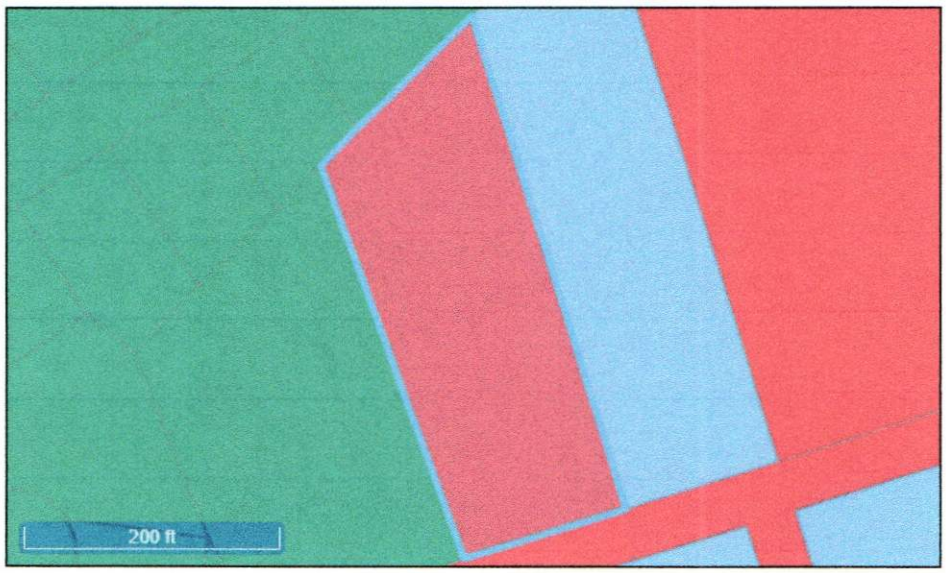
SURVEY SKETCH OF A PROPOSED DIVISION OF MAP & PARCEL R271-05 (3.14 ACRES) INTO THREE 1 ACRE PARCELS LOCATED IN THE 09TH. G.M.D. EFFINGHAM COUNTY, GEORGIA

JAKE.DGN APR 14 2019 SKETCH MADE 14 APR 2019

Rincon

Property Zoning Report

7 Oct 2026



Parcels

Last Name:	ENRIQUEZ JACK
Address 1:	139 ACKERMAN RD
Address 2:	
Address 3:	
PIN:	R271000000005000

Rincon Zoning

	Count	Zoning Code	Overlapping Quantities
1.	1	R-2	51,427.64sf (1.18acres)

THIS VERIFICATION IS MADE AS OF THE DATE OF THIS REPORT AND DOES NOT CONSTITUTE ANY REPRESENTATION OR ASSURANCE THAT THE PROPERTY WILL RETAIN ITS PRESENT ZONING OR FLOOD ZONE CLASSIFICATION FOR ANY SPECIFIED PERIOD OF TIME. THE CITY OF RINCON SHALL ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED; OR ANY DECISION MADE OR ACTION TAKEN OR NOT TAKEN BY ANY PERSON IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER. A FORMAL ZONING VERIFICATION OR FLOOD ZONE DETERMINATION LETTER ALONG WITH ADDITIONAL INFORMATION REGARDING THE RINCON ZONING CODE, ZONING

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE NO. 2026-

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF RINCON TO REZONE TO GENERAL COMMERCIAL (B-2) A CERTAIN PROPERTY KNOWN AS PARCEL # R2710005 LOCATED IN RINCON, GEORGIA, TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF RINCON, GEORGIA ACCORDINGLY; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

WHEREAS, the Mayor and Council have authority to amend the City's Official Zoning Map from time to time, and;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON HEREBY ORDAINS, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

Section 1. That the Zoning Ordinance and Official Zoning Map of Rincon, Georgia, as amended, be amended so that the following described property, known as Parcel # R2710005 (1.03 acres) located off Ackerman Road, presently owned by Jack Enriquez, as more fully described in Exhibit A, be rezoned from its present R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial) with the following conditions:

- Uses on the parcel are limited to:
    - Board House or Bed & Breakfast Inn
    - Business and Professional Offices
    - Childcare Center
    - Church or Place of Worship
    - Community Center
    - Cultural Facilities
    - Machine Tool and Industrial Equipment Repair
    - Mixed Use
    - Nano-Brewery
    - Nursery, Plant and Retail

    - Private Club
    - Retail and Personal Servies
- A minimum 25' vegetated buffer be required adjacent to residentially zoned parcels.

SEVERABILITY. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

EFFECTIVE DATE. This ordinance shall become effective immediately upon its adoption by the City Council.

REPEAL. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this _____ day of _____, 2026.

CITY OF RINCON

_____
Kevin Exley, Mayor

ATTEST: _____
Dulcia King, City Clerk

EXHIBIT A

BK:2697 PG:995-996
D2021007184

7428341760
PARTICIPANT ID

MCMANAMY
JACKSON HOLLIS, LLC

FILED IN OFFICE
CLERK OF COURT
06/15/2021 01:26 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: $215.00

PT-61 051-2021-001704

Prepared by:
McManamy Jackson Hollis, LLC
415 Eisenhower Dr., No. 1
Savannah, GA 31406
(912)691-0943 phone
(912)691-0947 fax
1-2100897KBD

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of May 25, 2021 by and between

Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff
(Hereinafter referred to as the "Grantor"), and

Jack Enriquez
(hereinafter referred to as "Grantee")

(the words "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits);

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee:

All that certain Lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, known and designated as Parcel 2, upon a map prepared by Adolph N. Michells & Assoc. for Jacob, Jerry & Kimberly Arnsdorff dated April 14, 2019, recorded in Plat Book 28, Page 758, in the Office of the Clerk of the Superior Court of Effingham County, Georgia. Said property is a portion of the Tract conveyed to Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff by Warranty Deed dated April 15, 2005, recorded in Deed Book 1261, page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference.

Said property containing improvements thereon currently known as **139 Ackerman Rd, Rincon, GA 31326, PIN R2710005,**

(hereinafter referred to as the "Property")

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

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the duly authorized officer of Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered this 25th day of May, 2021, in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 11/16/21

[NOTARIAL SEAL]

KAYLA B DIXON
Notary Public
Effingham County, Georgia
My Commission Expires
November 16, 2021

Jacob Jerry Arnsdorff

Kimberly D. Arnsdorff

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		3.

AGENDA ITEM:

Public Hearing on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 0 Ackerman Road. (Parcel #: R2710005B00). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited and that a minimum 25' buffer be required adjacent to residentially zoned parcels. Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:

1. Staff Report - REZ-2026-9.pdf
2. Document_20261008164458_01.pdf
3. 139 Ackerman - REZ-2026-9 - Ordinance.docx
4. Exhibit A - REZ-2026-9.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:

Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

STAFF REPORT
Rezoning REZ-2026-9

October 20, 2026 Planning and Zoning Board meeting

Next Steps: Public Hearing and First Reading at November 9, 2026 Council Meeting
Second Reading at November 23, 2026 City Council Meeting

Executive Summary:
An application has been submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-5 (Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 0 Ackerman Road. (Parcel #: R2710005B). Upon review of the application, discussion and comments from the public, the Planning and Zoning Board is asked to take one of the following actions:

- Recommend approval of the application as submitted.
- Recommend approval of the application with conditions.
- Recommend denial of the application as submitted.

Property Information:

- Parcel #: R2710005B
- Site Size: 1.03 acres

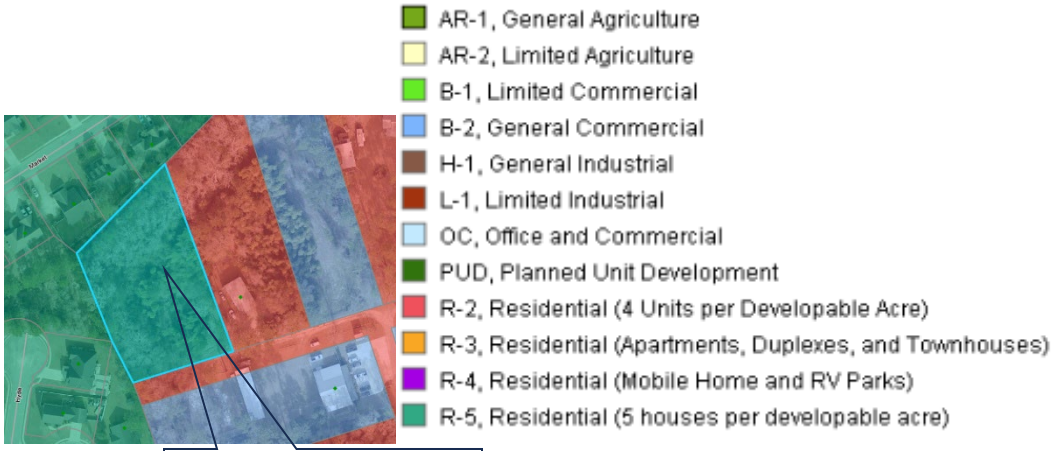


	Zoning	Land Use
North	R-5	Residential
South	R-2/B-2	Ackerman Road and Offices
East	R-2	Residential
West	R-5	Residential

Current Zoning and Land Use

The subject property is zoned R-5, which is a district that allows a variety of residential uses. The property is accessed from Ackerman Road and is currently vacant.

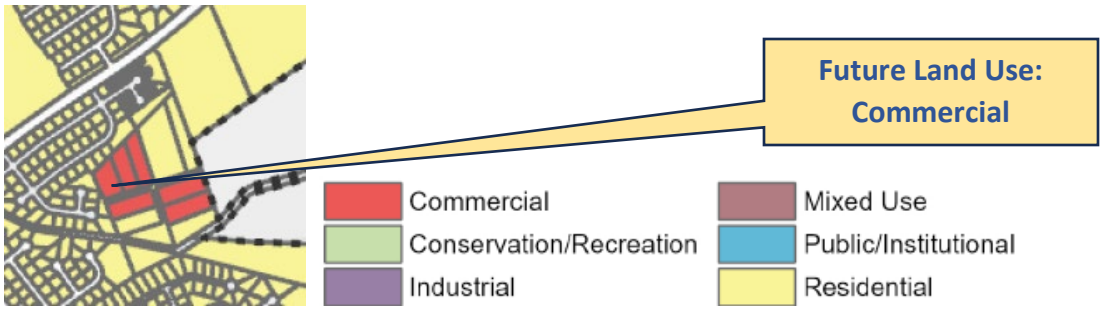
Current Zoning



Future Land Use

The Future Land Use Map, which is part of the adopted City of Rincon Comprehensive Plan 2024, shows the subject property as Commercial.

Future Land Use Map from Comprehensive Plan



Zoning District Comparison

The following tables summarize the zoning standards for the R-2 and B-2 zoning districts:

Table 90-27.1 – Zoning Districts

	Min. land area per lot	Max dwelling unit per gross acre	Min. Front setback	Min. side setback	Min. rear setback	Min. width of lot	Min. depth of lot	Min open space	Max building height
R-5	8,500 SF	5	25 ft	10 ft	20 ft	85 ft	100 ft	45%	35 ft
B-2	21,780 SF	na	35 ft	10 ft	15 ft	na	na	20%	50 ft

Table 90-39.1 Key **C = Conditional Use, P = Permitted Use, SU = Special Use**	**R-5**	**B-2**
Adult Care Facilities		SU
Adult Entertainment Establishments		SU
Amusement Facility		P

Athletic Club or Gymnasium		P
Automotive Repair Services		SU
Boarding House or Bed & Breakfast Inn	C	P
Business and Professional Offices		P
Cemetery	P	P
Check Cashing Facility		SU
Childcare Center		P
Church or Place of Worship	P	P
Community Center	P	P
Cultural Facilities	P	P
Duplex (two-family attached)	P	SU
Food Truck		P
Full-service Car Wash		SU
Funeral Home		SU
Gas Station		SU
Health Services		P
Hotel		P
Library		P
Machine Tool and Industrial Equipment Repair		P
Manufactured Home		
Micro-brewery		P
Mini-warehouse Storage		SU
Mixed Use		P
Movie Theater		P
Multi-unit Attached - Apartments		SU
Nano-Brewery		P
Nursery, Plant and Retail		P
Pawn Shop		SU
Private Club		SU
Public Park	P	P
Restaurants		SU
Retail and Personal Services		P
Retail Package Liquor Stores		SU
Schools, Public or Private	C	C
Self-Service Laundry		P
Single-Family (detached conventional)	P	
Tattoo Shop and/or Body Piercing		P
Tiny House	P	
Title Pawn Shop		SU
Townhouse		SU
Truck and Tractor Trailer Repair		C
Vape or CBD Stores		SU
Veterinary Clinic or Hospital, or Animal Boarding (requires sound-resistant construction)		SU

Analysis of Request

Per Section 90-122 the following standards will be considered by the City Council in making any zoning decision:

A. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

- The request is a logical extension of the existing zoning boundary as the property to the south of the subject property is zoned B-2. It will not necessarily improve the overall pattern of land uses in the area as the B-2 zoning district allows many uses that may not be appropriate adjacent to the existing residential properties.

B. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

- This will not be spot zoning as the property to the south is zoned B-2.

C. Could traffic created by the uses permissible under the proposed zoning traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

- The subject parcel has frontage on Ackerman Road. Traffic created by the uses permissible under the B-2 zoning district will not have to traverse established single-family neighborhoods on minor streets.

D. Will this request place irreversible limitations on the area as it is or on future plans for it?

- This request will not place irreversible limitations on the area or on future plans for the area.

E. Will the uses allowed by the proposed zoning substantially conflict with existing density patterns in the zone or neighborhood?

- This area already has a mix of commercial and residential zoned properties. The uses that will be allowed with the proposed rezoning may conflict with existing residential density patterns in the area; however, they will not conflict with the commercial density patterns in the area.

F. Would the proposed rezoning precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- The proposed rezoning may precipitate similar requests but these requests are unlikely to generate or accelerate adverse land use changes in the zone or neighborhood.

G. Will the action adversely impact adjacent or nearby properties in terms of:

1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

- It is unlikely that the uses introduced by the rezoning will create noise, odor, or visual hazards that will adversely impact adjacent or nearby properties; additionally, the reduction of light and air should not occur as a result of the rezoning.

2. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

- It is difficult to determine if the proposed rezoning is likely to adversely affect property values of adjacent or nearby properties.

H. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

The rezoning will not result in public service requirements that cannot be provided on an economic basis and therefore will not create an actual burden on the public.

Consistency with the Comprehensive Plan

The recently adopted City of Rincon Comprehensive Plan 2024 guides development for the City of Rincon. Staff reviewed the Vision and Goals section and found the following:

4.2.1 Economic Prosperity

1. Rincon will welcome new commercial growth through strategic planning by directing development in locations that have adequate infrastructure, and investing in new infrastructure where it is needed.
3. Rincon will work to diversify its economic base by attracting a variety of businesses to the city that provide quality jobs.

Public Outreach Information

- As required by the Ordinance, the public notice sign was placed on the property on October 13, 2026.
- As required by State Code, this item will be advertised in the Effingham Herald on October 21, 2026.
- As required by the Ordinance, the adjacent property owners were notified regarding the request and the date of the City Council public hearing on or before October 19, 2026.

REZONING APPLICATION

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 F: 912-826-2083
www.cityofrincon.com

PROPERTY INFORMATION

Location Address: 0 Ackerman Road, Rincon, GA	Parcel #: R271-5B
Zoning District: R-2	Existing Land Use: Residential
Proposed Zoning District: B-2	Proposed Land Use: Commercial Office
Net Property Acreage (minus wetlands)*: 1 Acres	Gross Property Acreage*: 1.03 Acres

**The acreage data (net and gross) must be provided in square feet if less than one acre, and in acres if greater than one acre.*

APPLICANT INFORMATION

Applicant Name: Alexander 3 investments, LLC	Phone: 912-826-0254
Business Name: Alexander 3 Investments, LLC	Email: office@lawrencealexanderhomes.com
Mailing Address: PO Box 1190,	
City: Rincon	State: GA
Zip Code: 31326	

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: Jack Enriquez	Phone:
Business Name:	Email:
Mailing Address: 139 Ackerman Road	
City: Rincon,	State: GA
Zip Code: 31326	

APPLICATION HISTORY

Have any previous applications been made to rezone the subject property?

☐ Yes ☒ No If yes, list the application #: _____

NEED FOR REZONING (address attached criteria)

Expanding existing office

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

10/8/2024

Signature of Applicant **Date**

SUBMITTAL REQUIREMENTS

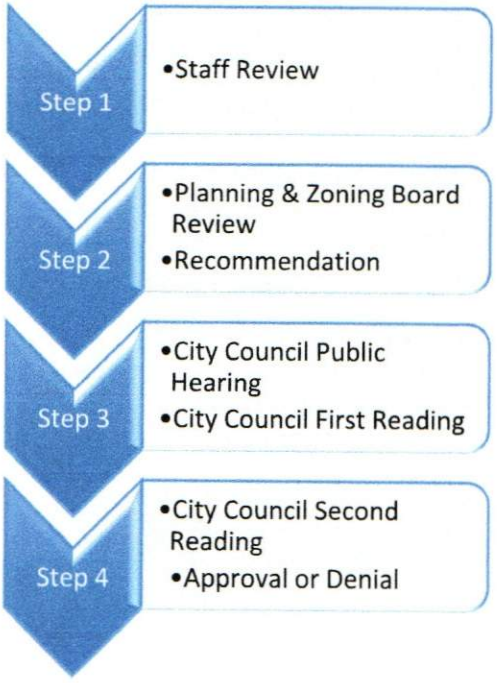
- ☐ A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds
- ☐ The present and proposed land uses of all adjoining properties if under the same ownership
- ☐ The names, addresses, and zip codes, at the date of filing, of property owners adjacent to and across any public right-of-way from the property being proposed for rezoning, including properties diagonally across an intersection
- ☐ All known previous applications for a map amendment affecting the same premises
- ☐ A scaled map or plat, which shall show the property referred to in the application and all adjoining lots or parcels of land which are also under the same ownership (1 digital and 1 – 11 X 17)
- ☐ Campaign Contribution/Gift Disclosure Form

***Note:** A neighborhood meeting is suggested but not required prior to the Planning and Zoning Board Meeting

REZONING APPLICATION FEE

$500.00

PROCESS



Office Use Only:

Application #: _____

Date Received: 10/8/26

Date Sign Posted: 10/13

Date Adjacent Property Letters Mailed: week of 10/19

Date of Newspaper Ad: 10/21

P&Z Meeting: 10/20

Council Public Hearing: 11/9

Council First Reading: 11/9

Council Second Reading: 11/23

☐ **Approved**

☐ **Denied**

☐ **Withdrawn by Applicant**

AUTHORIZATION OF PROPERTY OWNER

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

PROPERTY INFORMATION

Property Address: 139 Ackerman Rd. Parcel #: R271-5

Owner Name: Jack Enriquez Phone Number:

Email Address:

AFFIDAVIT

I, Jack Enriquez (Property owner name) swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Rincon, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Rezoning (Type of application) application for this property.

APPLICANT INFORMATION

Name of Applicant: Alexander 3 Investment Phone Number: 912-826-0254

Address: PO Box 1190, Rincon, GA 31326

Email Address: office@lawrencealexanderhomes.com

Signature of Owner

Sworn and subscribed to me this 9 day of September, 20 26 that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Notary Public, State of Georgia

KAYLA RAE PHILLIPS NOTARY PUBLIC EFFINGHAM COUNTY, GEORGIA COMMISSION EXPIRES JANUARY 15, 2029

Office Use Only:

Associated Application #: _____

Date Received: _____

Updated 12/2023

BK:2734 PG:583-584
D2021012751

FILED IN OFFICE
CLERK OF COURT
10/18/2021 03:28 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

REAL ESTATE
TRANSFER TAX
PAID: $30.00

PT-61 051-2021-003414

7428341760
7067927936
PARTICIPANT ID

Prepared by:
McManamy Jackson Hollis, LLC
5719 GA-21
Rincon, GA 31326
Phone: (912) 691-0943
Fax: (912) 826-0409

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 7th day of October, 2021, by and between

Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff
(Hereinafter referred to as the "Grantor"), and

Jack Enriquez
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, known and designated as Parcel 3, upon a map prepared by Adolph N. Michells & Assoc. for Jacob, Jerry & Kimberly Arnsdorff dated April 14, 2019, recorded in Plat Book 28, Page 758, in the Office of the Clerk of the Superior Court of Effingham County, Georgia. Said property is a portion of the Tract conveyed to Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff by Warranty Deed dated April 15, 2005, recorded in Deed Book 1261, page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference. PIN R2710 005 B00

Said property containing improvements thereon currently known as Ackerman Road, Rincon, GA 31326, PIN R2710005B00

(hereinafter referred to as the "Property")

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

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered before me on the day and year first above written,
In the presence of:

(SEAL)
Jacob Jerry Arnsdorff

(SEAL)
Kimberly D. Arnsdorff

Unofficial Witness

Notary Public

(NOTARIAL SEAL) BRANDI GRIFFIN NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES FEBRUARY 22, 2023

5134941681

PARTICIPANT ID

BK:28 PG:758-758

P2020000033

FILED IN OFFICE
CLERK OF COURT
03/03/2020 03:29 PM
ELIZABETH Z. HURSEY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Elizabeth Z. Hursey

BY THE PLANNING AND ZONING BOARD

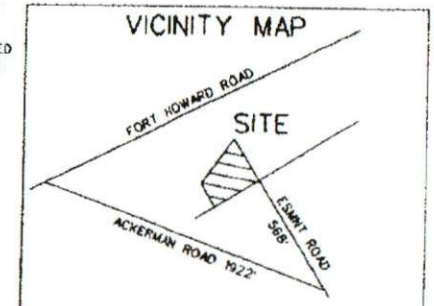
THIS FINAL LAND SUBDIVISION PLAT HAS BEEN OFFICIALLY EVALUATED FOR COMPLIANCE WITH ALL PROVISIONS OF THE CITY OF RINCON ZONING ORDINANCE AND WAS APPROVED AT THE REGULAR MEETING OF THE PLANNING AND ZONING BOARD ON: May 21 20 19

James Head
BOARD CHAIRMAN DATE

Bill Ross
BOARD SECRETARY DATE

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015, THIS PROPERTY IS LOCATED IN "ZONE X", (OUTSIDE THE 500 YEAR FLOODPLAIN)

VICINITY MAP



NOT TO SCALE

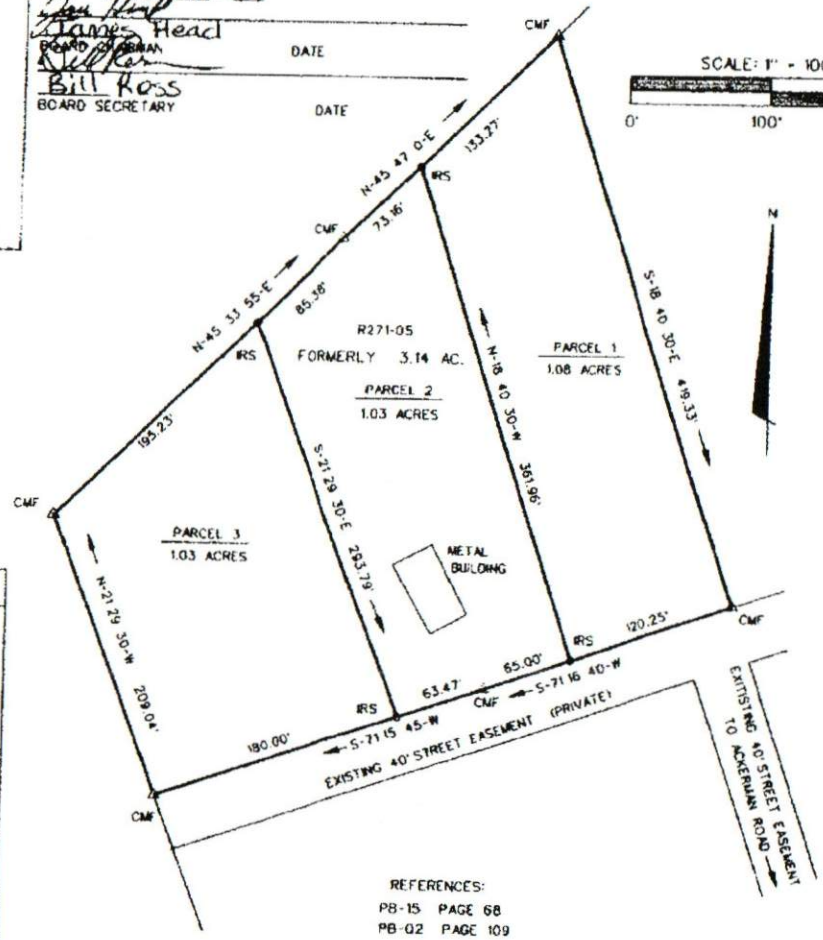
LEGEND:

IRF	½" REBAR FOUND
IRS	½" REBAR SET
PL	PROPERTY LINE
CMF	CONC MON. FOUND
N/F	NOW OR FORMERLY
PP	POWER POLE

EQUIP. USED TOTAL STATION TOPCON 303

ERROR OF CLOSURE 1:24,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467



REFERENCES:
PB-15 PAGE 68
PB-02 PAGE 109

CERTIFICATE OF OWNERSHIP & DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON AND THAT ALL STREETS, ALLEYS AND OTHER SITES SHOWN SHALL BE DEDICATED TO THE PUBLIC, OR REMAIN FOR PRIVATE USE, AS NOTED.

LaKeesha H. Hall
WITNESS DATE

Jacob Arnsdorff
Kimberly Arnsdorff
OWNER (S) DATE

THIS PLAT IS APPROVED TO BE ENTERED IN THE PUBLIC RECORDS OF THE CLERK OF SUPERIOR COURT EFFINGHAM COUNTY, GEORGIA BY THE MAYOR AND COUNCIL OF RINCON, GEORGIA ON: May 29 20 19

John Klimm
CITY MANAGER OF RINCON DATE 11/9/2019

Mike Lee
MAYOR OR MAYOR PRO-TEM DATE

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatories, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

GEORGIA REGISTERED No. 1323 LAND SURVEYOR ADOLPH N. MICHELIS

Adolph N. Michelis
GA. REG. L.S. NO. 1323 DATE: 4-25-19

FOR
JACOB, JERRY, & KIMBERLY ARNSDORFF
SURVEY SKETCH OF A PROPOSED DIVISION OF MAP & PARCEL R271-05 (3.14 ACRES) INTO THREE 1 ACRE PARCELS
LOCATED IN THE 09TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA

JAKE.DGN APR 14 2019 SKETCH MADE 14 APR 2019

ABBEY TOWNHOMES OWNERS ASSOC
P O BOX 1569
RINCON, GA 31326

ALEXANDER 3 INVESTMENTS LLC
P O BOX 1190
RINCON, GA 31326

ENRIQUEZ JACK
139 ACKERMAN RD
RINCON, GA 31326

HALL ROBERT E SR AND MARIE C
P O BOX 379
RINCON, GA 313260379

HAMILTON COREY RUEL AND NAIRNE H
2039 SEAGRIT BLVD | APT 5G
FAR ROCKAWAY, NY 11691

HORRELL BLAIR M AND STEPHANIE J
209 MARKET STREET
RINCON, GA 31326

JOHNSON BECKY R AND JOHN M
401 HYDE PL
RINCON, GA 31326

LEE CHRISTOPHER A
207 MARKET ST
RINCON, GA 31326

MILLER RICHARD D AND NICOLE L
203 MARKET ST
RINCON, GA 31326

TEAL INVESTMENT PROPERTIES LLC
117 ACKERMAN RD
RINCON, GA 31326

WYMAN MYRON S AND MICHELLE J
205 MARKET ST
RINCON, GA 31326

Adjacent property owners.

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE NO. 2026-

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF RINCON TO REZONE TO GENERAL COMMERCIAL (B-2) A CERTAIN PROPERTY KNOWN AS PARCEL # R2710005B00 LOCATED IN RINCON, GEORGIA, TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF RINCON, GEORGIA ACCORDINGLY; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

WHEREAS, the Mayor and Council have authority to amend the City's Official Zoning Map from time to time, and;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON HEREBY ORDAINS, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

Section 1. That the Zoning Ordinance and Official Zoning Map of Rincon, Georgia, as amended, be amended so that the following described property, known as Parcel # R2710005B00 (1.03 acres) located off Ackerman Road, presently owned by Jack Enriquez, as more fully described in Exhibit A, be rezoned from its present R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial) with the following conditions:

- Uses on the parcel are limited to:
    - Board House or Bed & Breakfast Inn
    - Business and Professional Offices
    - Childcare Center
    - Church or Place of Worship
    - Community Center
    - Cultural Facilities
    - Machine Tool and Industrial Equipment Repair
    - Mixed Use
    - Nano-Brewery
    - Nursery, Plant and Retail

    - Private Club
    - Retail and Personal Servies
- A minimum 25' vegetated buffer be required adjacent to residentially zoned parcels.

SEVERABILITY. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

EFFECTIVE DATE. This ordinance shall become effective immediately upon its adoption by the City Council.

REPEAL. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this _____ day of _____, 2026.

CITY OF RINCON

_____
Kevin Exley, Mayor

ATTEST: _____
Dulcia King, City Clerk

EXHIBIT A

BK:2734 PG:583-584
D2021012751

FILED IN OFFICE
CLERK OF COURT
10/18/2021 03:28 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: $30.00

PT-61 051-2021-003414

7428341760
7067927936
PARTICIPANT ID

Prepared by:
McManamy Jackson Hollis, LLC
5719 GA-21
Rincon, GA 31326
Phone: (912) 691-0943
Fax: (912) 826-0409

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of 7th day of October, 2021, by and between

Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff
(Hereinafter referred to as the "Grantor"), and

Jack Enriquez
(hereinafter referred to as "Grantee")

WITNESSETH, THAT:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed by these presents does grant, bargain, sell, and convey and confirm unto said Grantee:

All that certain lot, tract or parcel of land situate, lying and being in Effingham County, Georgia, known and designated as Parcel 3, upon a map prepared by Adolph N. Michelis & Assoc. for Jacob, Jerry & Kimberly Arnsdorff dated April 14, 2019, recorded in Plat Book 28, Page 758, in the Office of the Clerk of the Superior Court of Effingham County, Georgia. Said property is a portion of the Tract conveyed to Jacob Jerry Arnsdorff and Kimberly D. Arnsdorff by Warranty Deed dated April 15, 2005, recorded in Deed Book 1261, page 189, in the aforesaid Clerk's office. Said map and deed are incorporated herein by reference. PIN R2710 005 B00

Said property containing improvements thereon currently known as Ackerman Road, Rincon, GA 31326, PIN R2710005B00

(hereinafter referred to as the "Property")

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

TO HAVE AND TO HOLD the said described Property, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, only to the proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described Property unto the said Grantee against the claims of all persons and entities claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed on the day and year first above written.

Signed, sealed and delivered before me on the day and year first above written,
In the presence of:

(SEAL)
Jacob Jerry Arndorff

(SEAL)
Kimberly D. Arndorff

Unofficial Witness

Notary Public

(NOTARIAL SEAL) BRANDI GRIFFIN NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES FEBRUARY 22, 2022

Meeting Date 11/09/2026	**AGENDA COVER PAGE**	Agenda Item Number 4.

AGENDA ITEM:

Public Hearing on the third set of 2026 Unified Development Ordinance (UDO) amendments. These amendments include changes to Chapters 2, 3, 4, 6, and 7 as well as a general renumbering of the UDO. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. Members present discussed the proposed amendments and recommended revisions regarding front yard setback reductions on corner lots and eligibility to serve on City boards.*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:

1. Draft Amendments - 10-28-2026.docx
2. Ordinance - UDO_Amendments - 2026 Third Set.docx

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:

Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

2026 Unified Development Ordinance Amendments – Set 3

Note: Proposed additions are shown with double underline, proposed deletions are shown with ~~strikethrough~~.

Renumbering the UDO:

The UDO will remain Chapter 90 of the City's Code of Ordinances. Sections will be renumbered to incorporate the applicable internal chapter number. For example, sections within Chapter 1 will be numbered 90-1-100, 90-1-101, and so forth; sections within Chapter 2 will be numbered 90-2-100, 90-2-101, and so forth. All corresponding cross-references will be updated to reflect the new numbering.

Chapter 2 – Definitions

HOUSE TRAILER: See ~~*MOBILE HOME*~~ *MANUFACTURED HOME*

~~**MOBILE HOME PARK:** A parcel of land not less than 5 acres in size owned by an individual, partnership, or corporation which is used for the rental of mobile homes.~~

~~**MOBILE HOME SPACE:** A plot of land for placement of a single mobile home within a mobile home park.~~

PAD: A paved space in a ~~mobile~~ manufactured home part for the parking of a ~~mobile~~ manufactured home and usually containing utility connections.

SERVICE BUILDINGS: a building housing facilities such as: laundry, maintenance, office and recreational structures necessary to the successful development and management of a ~~mobile or~~ manufactured home park and a recreational vehicle park.

SKIRTING/UNDERPINNING: Installation of acceptable material from the exterior base of the ~~mobile~~ manufactured home to the ground which may or may not provide support to the home. Acceptable materials include masonry, stone and may include metal or other materials compatible with the siding of a particular ~~mobile~~ manufactured home unit.

TRAILER COURT: See ~~MOBILE~~ MANUFACTURED HOME PARK.

Chapter 3 – Development Regulations

Sec. 90-27 – Establishment and purpose of zoning districts.

(A) 6. Residential – R-4. Purpose of district. A district where campgrounds, ~~mobile~~ manufactured homes and recreational vehicle parks are permitted.

Table 90-27.1
Residential Districts

Zoning District	Min. Front Setback
R-1	35 ft*
R-2	35 ft*
R-4	35 ft*
R-5	25 ft*
*For properties with frontage on two streets, the required front yard setback shall apply along the street from which the property is addressed and toward which the principal entrance faces. The required setback along the other street may be reduced by up to 50 percent.	

Sec. 90-31 – Design Standards.

(C)Manufactured home safety standards.

For the purposes of public safety, all manufactured homes or other such forms of ~~mobile,~~ modular~~,~~ or manufactured housing are subject to the following requirements:

Table 90-39.1 Key C = Conditional Use P = Permitted Use SU = Special Use	R-4	B-2	Reference
~~Mobile~~ Manufactured Home, Travel Trailer, Campgrounds, and Recreational Vehicle Parks	SU		Sec. 90-71
Schools, Public or Private		SU	Sec. 90-xx

Sec. 90.50 – Secondary dwelling structures.
(D) Non-residential ~~mobile~~ manufactured homes ~~structures~~ as temporary use.
(1) Such ~~mobile~~ manufactured home shall be allowed only for use by schools or churches.
(3) Placement of the ~~mobile unit~~ manufactured home must be compatible with the established development pattern so as not to adversely affect the adjoining and surrounding properties.
(5) When a ~~mobile unit~~ manufactured home is placed upon an occupied lot, it shall comply with all regulations established for the district.
(6) The ~~mobile unit~~ manufactured home shall be provided with skirting completely enclosing any open space that exists between the ground and the bottom of the manufactured home ~~mobile unit~~. Such enclosure shall be visually compatible with the neighborhood.
(7) The ~~mobile unit~~ manufactured home shall be provided with a foundation designed to support the maximum load during all seasons and approved by the Planning and Development Department.
(8) No additions shall be made to the ~~mobile unit~~ manufactured home.
(10) The ~~mobile unit~~ manufactured home shall be located on the tract of land in a manner consistent with the location of building on adjoining lots.

Sec. 90.54 – Special Use Regulations.

Sec. 90-71 – ~~Mobile~~ Manufactured Home, Travel Trailer, Campgrounds, and Recreational Vehicle Parks

Sec. 90.xx. – Schools, Public or Private.

Schools are only permitted in the B-2 zoning district if they are associated with a Church or Place of Worship.

Chapter 4 – Parking & Streets

Table 90.83.1

USES	PARKING SPACES REQUIRED
~~Mobile~~ Manufactured Home, Travel Trailer, Campgrounds, and Recreational Vehicle Parks	1 per individual site

Chapter 6 – Development Review

Sec. 90.112 – Planning and Zoning Board.

(B) Membership: ~~The Board shall comprise of seven Rincon residents; members to be appointed by City Council.~~ The Board shall consist of seven members appointed by City Council. Each member shall be a resident of the City of Rincon, an owner of a business located within the City of Rincon, or a resident of unincorporated Effingham County with a Rincon mailing address. A minimum of four (4) members [or a majority] of the Board shall be permanent resident citizens of the City and registered voters therein at the time of their appointment and throughout their term of office.

Sec. 90.1xx – Design Review Board.

(A) Establishment and responsibilities.

There is hereby established a Design Review Board ("Board") to review proposed development within the City's overlay districts for compliance with the architectural elements and design requirements applicable to each overlay district. The Board shall have the following duties and responsibilities:

(1) Review proposed new development, redevelopment, building additions, exterior alterations, and other site or building improvements subject to the architectural or design requirements of any overlay district established by this UDO.

(2) Evaluate proposed improvements for compliance with the applicable overlay district standards, including, where regulated, building placement, architectural style, exterior materials and colors, building elevations, roof design, landscaping, screening, lighting, signage, and other site design elements.

(3) Review architectural plans, elevations, renderings, material samples, landscape plans, and other information necessary to determine compliance with the applicable overlay district requirements.

(4) Approve, approve with conditions, or deny the architectural and design elements of applications subject to Board review. Decisions shall be provided in writing and shall identify the applicable overlay district requirements supporting the decision. Any conditions of approval shall specify the modifications necessary to achieve compliance.

(5) Review and decide upon proposed revisions to previously approved plans when those revisions affect compliance with applicable architectural or design requirements.

(6) Provide recommendations to City Council concerning amendments to overlay district architectural and design standards when requested.

(B) Membership.

(1) The Board shall consist of five (5) voting members appointed by City Council.

(2) Each member shall meet at least one of the following eligibility requirements:

a. Be a resident of the City of Rincon;

b. Be an owner of a business located within the City of Rincon; or

c. Be a resident of unincorporated Effingham County with a Rincon mailing address.

(3) Three (3) members shall be appointed to professional positions. Each member appointed to a professional position shall have professional qualifications or substantial work experience in one or more of the following fields: landscape architecture, the construction industry, building construction, architecture, or real estate sales or brokerage.

(4) Two (2) members shall be appointed to at-large positions. At-large members shall meet the eligibility requirements of subsection (B)(2) but shall not be required to possess the professional qualifications described in subsection (B)(3).

(5) Members shall serve at the pleasure of City Council for terms of three (3) years. Members may be reappointed for one additional consecutive three-year term. A member who has served two consecutive terms shall not be eligible for reappointment for a minimum of five (5) years.

(6) Terms shall be staggered to provide continuity. For the initial appointments, City Council shall appoint one member for a one-year term, two members for two-year terms, and two members for three-year terms. Thereafter, regular terms shall begin January 1 and end December 31.

(7) City Council shall promptly fill vacancies for the remainder of the unexpired term. An appointment to a vacant professional position shall satisfy the qualifications required for that position.

(C) Organization and procedural rules.

(1) The Board shall elect a Chairperson and Vice Chairperson by a simple majority of its voting members at its first meeting of each calendar year. The Board shall appoint a secretary, who may be an employee of the City.

(2) The Board shall adopt rules of procedure consistent with this UDO and applicable law.

(3) Three (3) voting members shall constitute a quorum. Board action shall require the affirmative vote of a majority of the members present and eligible to vote, provided that a quorum of eligible members is present for the matter under consideration.

(4) The Board shall meet as necessary to review applications referred by the Planning and Development Department. Meetings, notices, agendas, and minutes shall comply with the Georgia Open Meetings Act.

(5) The Board shall maintain a public record of its proceedings, findings, and decisions.

(D) Disclosure of conflicts of interest.

Members of the Board and applicants appearing before the Board shall be subject to the disclosure and conflict-of-interest requirements established in Section 90-112(D). References in that subsection to the Planning and Zoning Board shall also apply to the Design Review Board.

A member with a conflict of interest shall publicly disclose the conflict and shall not participate in the Board's deliberation or vote on the affected matter. The disclosure and recusal shall be recorded in the meeting minutes.

(E) City services and support.

The City shall provide suitable meeting space, clerical assistance, and supplies necessary for the Board to perform its duties. The Planning and Development Department shall coordinate application submissions and maintain the Board's records.

(F) Review procedure and authority.

(1) Applications subject to Design Review Board review shall be submitted through the Planning and Development Department. The Department shall refer the applicable plans and supporting materials to the Board for review and decision.

(2) The Board shall have final decision-making authority regarding compliance with the architectural and design requirements of the applicable overlay district. Approval by the Board shall be required before the City issues any permit authorizing construction or installation of the improvements subject to that review.

(3) The Board shall approve an application upon determining that it complies with all applicable architectural and design requirements. The Board may approve an application with conditions specifying the modifications necessary to achieve compliance. A denial shall identify the applicable requirements that have not been met.

(4) The Board's review and decisions shall be based on the adopted requirements of the applicable overlay district. Any condition of approval shall relate to an applicable requirement of this UDO.

(5) Proposed revisions to approved plans that affect compliance with applicable architectural or design requirements shall be submitted to the Board for approval before the revised improvements are constructed or installed.

(6) Approval by the Board shall not constitute approval of a rezoning, special use, subdivision, development plan, or other application requiring separate approval under this UDO, nor shall it relieve an applicant of any other applicable requirement.

(7) The Board shall not grant variances, approve prohibited uses, or waive requirements of this UDO. Requests for such relief shall follow the applicable procedures established elsewhere in this UDO.

Sec. 90.144 – Permits required for construction.

(A) Building Permit. A building permit issued by the Planning and Development Department is required in advance of the initiation of construction, erection, moving or alteration of any building or structure. All applications for building permits shall be accompanied by a land survey or a plot plan prepared from a land survey, drawn to scaled and ~~a plat or plan, drawn to scale,~~ showing the actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building on the lot, the number of dwelling units the design is to accommodate, and such other information as may be essential for determining whether the provisions of this chapter are being observed. The underlying survey shall be prepared by a registered land surveyor. Hand-drawn sketches shall not be accepted. A record of such application and plats or plans shall be kept by the Planning and Development Department. A building permits is also required for accessory structures on residential lots such as sheds, fences, in ground swimming pools, and shallow wells.

Chapter 7 – Landscaping

Sec. 90-158.- Submission of landscape site plan for development.
(C) A landscape site plan shall indicate the following items:
(14) For sites exceeding fifty (50) acres, a fifty-foot by fifty-foot (50′ × 50′) tree sampling area may be used in lieu of a tree survey of the entire site. All Champion trees throughout the site shall be identified and shown on the landscape site plan, regardless of whether a tree sampling area is used.

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE NO. 2026-

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF RINCON AMENDING THE UNIFIED DEVELOPMENT ORDINANCE (UDO) OF THE CITY OF RINCON, GEORGIA, SPECIFICALLY RENUMBERING THE UDO TO INCORPORATE THE INTERNAL CHAPTER NUMBER, CHAPTER 2 (DEFINITIONS), CHAPTER 3 (DEVELOPMENT REGULATIONS), CHAPTER 4 (PARKING AND STREETS), CHAPTER 6 (DEVELOPMENT REVIEW), AND CHAPTER 7 (LANDSCAPING); TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

WHEREAS, the Mayor and Council have authority to amend the City's ordinances from time to time and where necessary to maintain adequate regulations, and;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON HEREBY ORDAINS, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

That the following amendments be made to the UDO. Note: Proposed additions are shown with double underline, proposed deletions are shown with ~~strikethrough~~.

RENUMBERING THE UDO:

The UDO will remain Chapter 90 of the City's Code of Ordinances. Sections will be renumbered to incorporate the applicable internal chapter number. For example, sections within Chapter 1 will be numbered 90-1-100, 90-1-101, and so forth; sections within Chapter 2 will be numbered 90-2-100, 90-2-101, and so forth. All corresponding cross-references will be updated to reflect the new numbering.

Chapter 2 – Definitions

HOUSE TRAILER: See ~~*MOBILE HOME*~~ *MANUFACTURED HOME*

~~**MOBILE HOME PARK:** A parcel of land not less than 5 acres in size owned by an individual, partnership, or corporation which is used for the rental of mobile homes.~~

~~**MOBILE HOME SPACE:** A plot of land for placement of a single mobile home within a mobile home park.~~

PAD: A paved space in a ~~mobile~~ manufactured home part for the parking of a ~~mobile~~ manufactured home and usually containing utility connections.

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TRAILER COURT: See ~~MOBILE~~ MANUFACTURED HOME PARK.

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Chapter 7 – Landscaping

Sec. 90-158.- Submission of landscape site plan for development.

(C) A landscape site plan shall indicate the following items:

(14) For sites exceeding fifty (50) acres, a fifty-foot by fifty-foot (50′ × 50′) tree sampling area may be used in lieu of a tree survey of the entire site. All Champion trees throughout the site shall be identified and shown on the landscape site plan, regardless of whether a tree sampling

area is used.

BE IT FURTHER RESOLVED that in the event scrivener's errors shall be discovered in this Ordinance or in the Exhibits hereto after the adoption hereof, the City hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this Ordinance.

Severability. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

Effective Date. This ordinance shall become effective immediately upon its adoption by the City Council.

Repeal. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this _____ day of _____, 2026.

CITY OF RINCON

_____
Kevin Exley, Mayor

ATTEST: _____
Dulcia King, City Clerk

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		1.

AGENDA ITEM:
Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, Georgia and to rezone this same parcel. The subject parcel, located at 0 Lexington Ave Ext. (Parcel #: 04470013B00), consists of approximately 114.13 acres. The parcel is owned by Bruce and Cindy Rahn. It is currently zoned AR-1 (Agricultural Residential), and the request is to rezone it to PUD (Planned Unit Development). Tabled at the 10/26/2026 meeting. *At their meeting on May 19, 2026, Planning and Zoning Board voted 4 to 0 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic congestion, speeding, bridge conditions, roadway safety, flooding and drainage, school overcrowding, infrastructure limitations, water capacity, increase density, and overall compatibility with surrounding residential areas.*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
2. LETTER OF INTENT.PDF
3. 25-25094 Polly Creek SD_Concept Overall 11-3-26.pdf
4. 25-25094 Polly Creek SD_Concept Plans 11-3-26 - Overall SUB.pdf
5. UTILITY EASEMENT EXHIBIT.pdf
6. CAMP CONTRIB FORM.PDF
7. Annexation & Rezoning Ordinance - 04470013B00.docx
8. EXHIBIT A - DEED.PDF
9. Attachment A - Rezoning.pdf
10. SUBDIVISION SURVEY.pdf
11. TRACT 1 - RAHN_REV.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0

Remaining budget balance in this line item	$0

AXIS
ENGINEERING CONSULTANTS

Corporate: PO Box 181, Leesburg, GA 31763
Phone: 229-638-8595
Website: www.aeconllc.net

December 15, 2025

City of Rincon
302 S Columbia Ave
Rincon, GA 31326

RE: Letter of Intent for Annexation and Rezoning
Parcel 04470013B00
Rincon, Effingham County GA

Dear City of Rincon:

On behalf of Patriot Development Group, we are submitting this Letter of Intent to request the annexation and rezoning of Parcel 04470013B00 currently located in unincorporated Effingham County. This parcel is presently zoned Agricultural (AR-1), and we respectfully request consideration for rezoning to Planned Development (PD) to allow for the development of single-family residential homes and townhomes.

The proposed Planned Development designation will support a thoughtfully designed residential community that aligns with the City of Rincon's long-term planning objectives and provides needed housing opportunities within the area.

Should you have any questions or need further information, please contact our office at (229) 638-8595 or via email at permits@aeconllc.net. We appreciate your consideration and look forward to working with the City throughout this process.

Sincerely,
Axis Engineering Consultants, LLC

Brian H. Braun, PE
President

HATCH LEGEND:

SINGLE FAMILY RESIDENTIAL LOT (6,600 SF MINIMUM)
SINGLE FAMILY RESIDENTIAL LOT (7,800 SF MINIMUM)
SINGLE FAMILY RESIDENTIAL LOT (9,000 SF MINIMUM)
GREEN SPACE
AMENITY AREA
PROPOSED RIGHT-OF-WAY AREA
STORMWATER MANAGEMENT AREA

POINT OF BEGINNING
1/2" REBAR
GRID N 8457301.16
GRID E 9440841.99
NAD 83

5/8" CAPPED REBAR

AMENITY AREA
130,139 SF (2.99 ACRES)

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

15' GREEN SPACE STRIP

15' GREEN SPACE STRIP

15' GREEN SPACE STRIP

14" OAK/5/8"REBAR

300'

30'

PARCEL # 06475001
BOBBY D EXLEY & JANICE H EXLEY
DB 2330 PG 986

PARCEL # 06475004
NOW OR FORMERLY
LARRY L EXLEY JR
PB J PG 99
DB 2417 PG 991

PARCEL # 06475001-1
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB B107 PG C1
DB 2885 PG 854

PARCEL # 06465006
NOW OR FORMERLY
JOSEPH R HOVEK
PB A32A PG E
DB 2430 PG 155

PARCEL # 06465005
NOW OR FORMERLY
MYRTLE O AMBROSE
PB A32A PG E
DB 1570 PG 107

PARCEL # 06465009
NOW OR FORMERLY
OREVILLE BARTOW RAHN &
LYNN SHEHBY RAHN
PB F PG 457
DB 2489 PG 405

PARCEL # R2700016
NOW OR FORMERLY
JAG OF EFFINGHAM COUNTY, LLC
P.B. J PG. 380
D.B. 3165 PG. 476

PARCEL # 06475001-1
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB B107 PG C1
DB 2885 PG 854

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JAG OF EFFINGHAM COUNTY, LLC
P.B. J PG. 380
D.B. 3165 PG. 476

LEITHA DELOIS RAHN
NOW OR FORMERLY
P.B. I PG. 380
P.B. C90 PG. A2
D.B. 2259 PG. 624

GAM M

S
W
E
N



HATCH LEGEND:

	SINGLE FAMILY RESIDENTIAL LOT (6,600 SF MINIMUM)
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	SINGLE FAMILY RESIDENTIAL LOT (9,000 SF MINIMUM)
	GREEN SPACE
	AMENITY AREA
	PROPOSED RIGHT-OF-WAY AREA
	STORMWATER MANAGEMENT AREA

N W E S

SITE DATA TABLE			
PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		04470013B00 (111.13 ACRES)	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		111.12 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

AXIS ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

OVERALL SUBDIVISION CONCEPT

POLLY CREEK SUBDIVISION

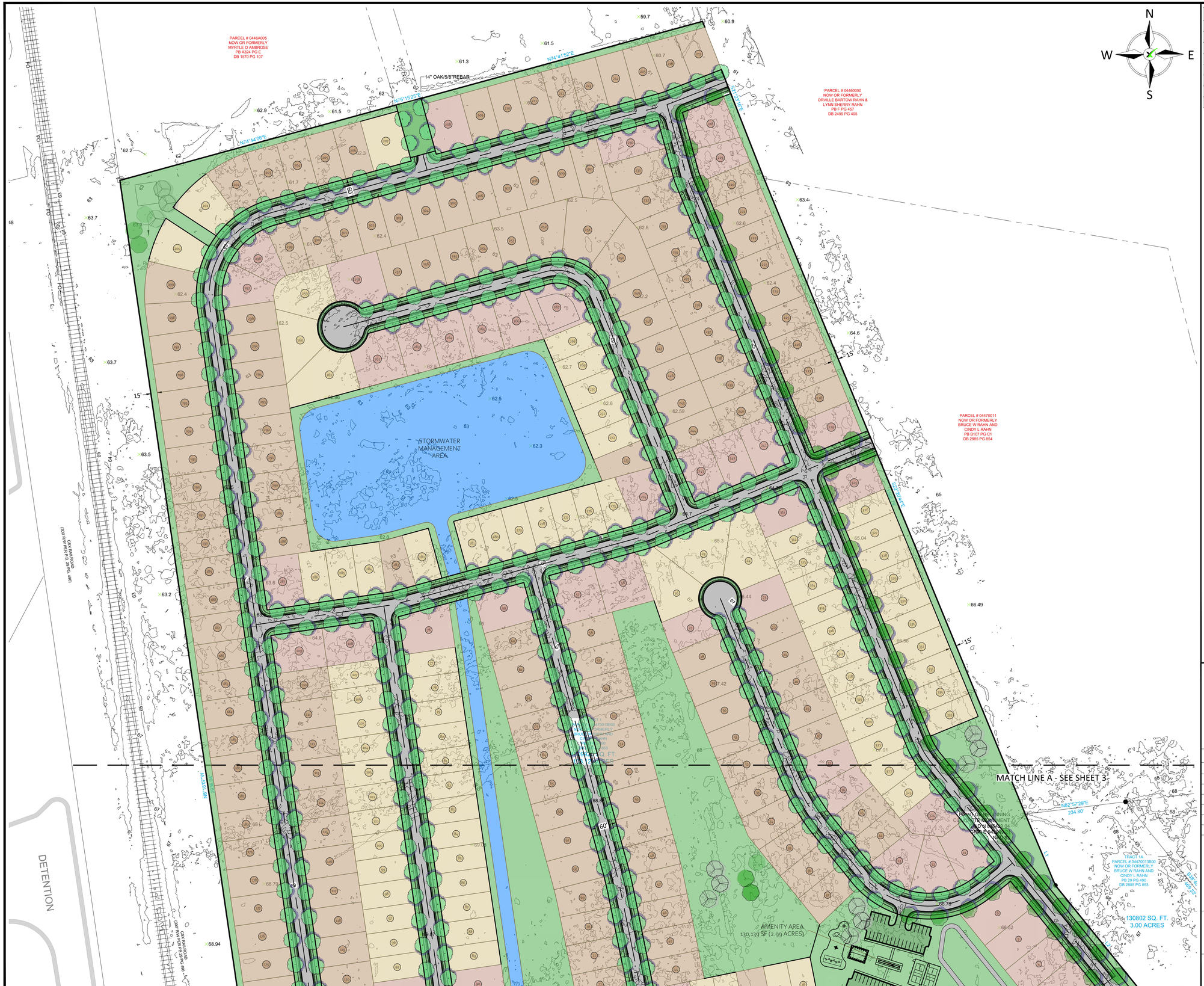
RINCON, EFFINGHAM COUNTY, GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO.	25-25094
DATE:	12/30/2025
DRAWN BY:	BED / BJM
CHECK BY:	BHB

SCALE: 100' 50' 0' 100'
GRAPHIC SCALE 1" = 100'

SHEET NO. 1



SITE DATA TABLE			
PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		04470013B00 (111.13 ACRES)	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		150.27 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

SUBDIVISION DATA	
RESIDENTIAL DEVELOPMENT	SINGLE FAMILY
RESIDENTIAL LOTS	335 LOTS
DEVELOPMENT AREA	108.12 ACRES
GROSS DENSITY	3.10 LOTS/ACRE
R/W AREA	20.45 ACRES
LENGTH OF ROADWAY	14,550 LF (2.76 MI)
GREEN SPACE	12.14 ACRE (11.2%)
AMENITY AREA	2.99 ACRE (2.8%)
STORMWATER MANAGEMENT AREA	7.55 ACRES (7.6%)
NET DENSITY	5.15 LOTS/ACRE
TYPICAL LOT DIMENSIONS	55'x120' - 6,600 SF
	65'x120' - 7,800 SF
	75'x120' - 9,000 SF

AXIS ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LOT PLAN CONCEPT

POLLY CREEK SUBDIVISION

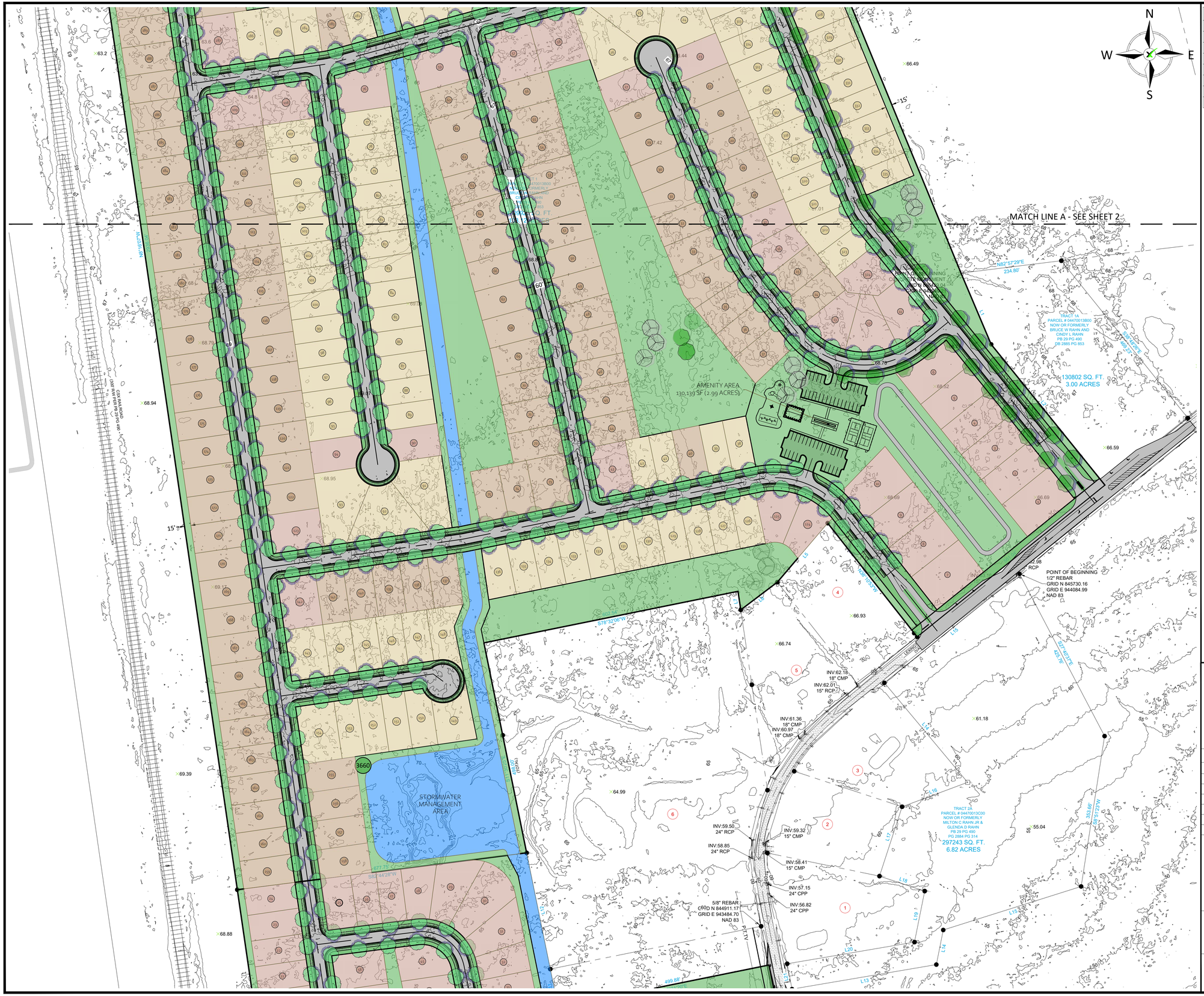
RINCON, EFFINGHAM COUNTY, GEORGIA

PROJECT NO.	25-25094
DATE:	12/30/2025
DRAWN BY:	BED / BJM
CHECK BY:	BHB

PATRIOT DEVELOPMENT GROUP

SCALE: 100' 50' 0' 100'
GRAPHIC SCALE 1" = 100'

SHEET NO. 2



SITE DATA TABLE			
PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		04470013B00 (111.13 ACRES)	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		150.27 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

SUBDIVISION DATA	
RESIDENTIAL DEVELOPMENT	SINGLE FAMILY
RESIDENTIAL LOTS	331 LOTS
DEVELOPMENT AREA	108.12 ACRES
GROSS DENSITY	3.06 LOTS/ACRE
R/W AREA	20.02 ACRES
LENGTH OF ROADWAY	14,550 LF (2.76 MI)
GREEN SPACE	12.22 ACRE (11.3%)
AMENITY AREA	2.99 ACRE (2.8%)
STORMWATER MANAGEMENT AREA	8.25 ACRES (7.6%)
NET DENSITY	5.12 LOTS/ACRE
TYPICAL LOT DIMENSIONS	55'x120' - 6,600 SF
	65'x120' - 7,800 SF
	75'x120' - 9,000 SF

AXIS ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LOT PLAN CONCEPT

POLLY CREEK SUBDIVISION

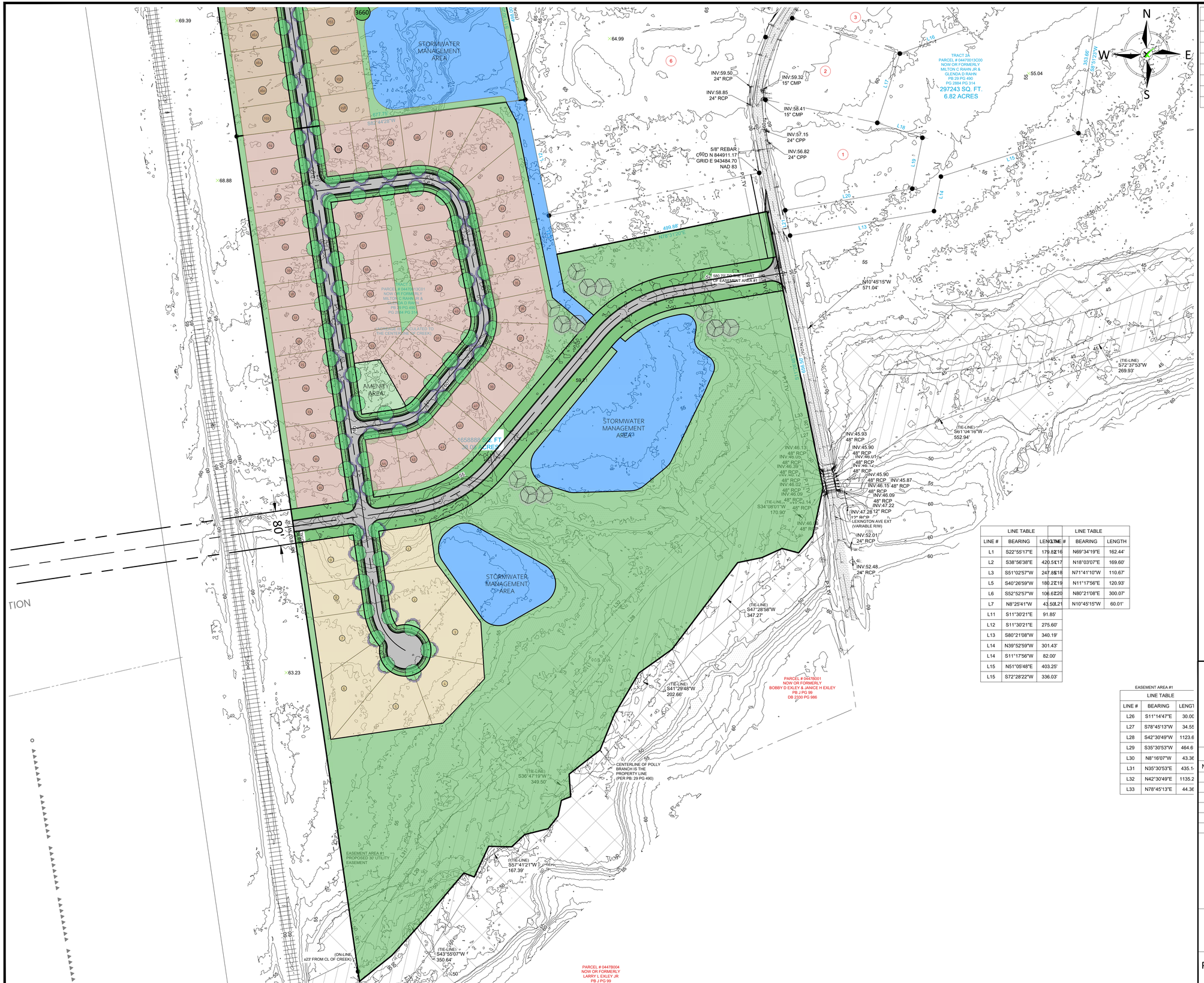
RINCON, EFFINGHAM COUNTY, GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO.	25-25094
DATE:	12/30/2025
DRAWN BY:	BED / BJM
CHECK BY:	BHB

SCALE: 100' 50' 0' 100'
GRAPHIC SCALE 1" = 100'

SHEET NO. 3



LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S22°55'17"E	179.82'	L16	N69°34'19"E	162.44'
L2	S38°56'38"E	420.51'	L17	N18°03'07"E	169.60'
L3	S51°02'57"W	247.85'	L18	N71°41'10"W	110.67'
L5	S40°26'59"W	180.27'	L19	N11°17'56"E	120.93'
L6	S52°52'57"W	106.67'	L20	N80°21'08"E	300.07'
L7	N8°25'41"W	43.50'	L21	N10°45'15"W	60.01'
L11	S11°30'21"E	91.85'			
L12	S11°30'21"E	275.60'			
L13	S80°21'08"W	340.19'			
L14	N39°52'59"W	301.43'			
L14	S11°17'56"W	82.00'			
L15	N51°05'48"E	403.25'			
L15	S72°28'22"W	336.03'			

EASEMENT AREA #1

LINE TABLE		
LINE #	BEARING	LENGT
L26	S11°14'47"E	30.00
L27	S78°45'13"W	34.55
L28	S42°30'49"W	1123.6
L29	S35°30'53"W	464.6
L30	N8°16'07"W	43.36
L31	N35°30'53"E	435.1
L32	N42°30'49"E	1135.2
L33	N78°45'13"E	44.36

SITE DATA TABLE			
PROJECT ADDRESS		######################, ##################	
PARCEL NUMBER		############ (############)	
ZONING		##########################	
PROJECT AREA		150.27 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

SUBDIVISION DATA	
RESIDENTIAL DEVELOPMENT	SINGLE FAMILY
RESIDENTIAL LOTS	58 LOTS
DEVELOPMENT AREA	38.08 ACRES
GROSS DENSITY	1.50 LOTS/ACRE
R/W AREA	5.66 ACRES
LENGTH OF ROADWAY	3,686 LF (0.70 MI)
GREEN SPACE	16.92 ACRE (44.4%)
AMENITY AREA	0.23 ACRE (0.6%)
STORMWATER MANAGEMENT AREA	3.70 ACRES (9.7%)
NET DENSITY	5.01 LOTS/ACRE
TYPICAL LOT DIMENSIONS	55'x120' - 6,600 SF
	75'x120' - 9,000 SF

HATCH LEGEND:

- SINGLE FAMILY RESIDENTIAL LOT (6,600 SF MINIMUM)
- SINGLE FAMILY RESIDENTIAL LOT (9,000 SF MINIMUM)
- GREEN SPACE
- STORMWATER MANAGEMENT AREA
- PROPOSED RIGHT-OF-WAY AREA

AXIS ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

LOT PLAN CONCEPT - MILTON TRACT

POLLY CREEK SUBDIVISION

RINCON, EFFINGHAM COUNTY, GEORGIA

PROJECT NO. 25-25094
DATE: 12/30/2025
DRAWN BY: BED / BJM
CHECK BY: BHB

PATRIOT DEVELOPMENT GROUP

SCALE: 100' 50' 0' 100'
GRAPHIC SCALE 1" = 100'

SHEET NO. 3

Z:\Shared\AEC\Projects\2025\25-25094 PDG - Lexington Ave Ext Rincon, GA\DWG\25-25094C_C03.dwg - 11/3/2026 11:16 AM

N
W
E
S

PROPOSED 30' UTILITY EASEMENT

PROPOSED 30' UTILITY EASEMENT

PROPOSED 8" FORCE MAIN

PROPOSED 10" WATER MAIN

PARCEL ID
043000001
N/F
RAHN LEITHA
±64.3 ACRES

PARCEL # 0446A006
NOW OR FORMERLY
JOSEPH R HOOVER
PB A324 PG E
DB 2430 PG 155

PARCEL # 0446A005
NOW OR FORMERLY
MYRTLE O AMBROSE
PB A324 PG E
DB 1570 PG 107

PARCEL # 04460050
NOW OR FORMERLY
GRVILLE BARTOW RAHN &
LYNN SHERRY RAHN
PB F PG 457
DB 2499 PG 405

PARCEL # 04470011
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB B107 PG C1
DB 2885 PG 854

PARCEL # 04470013B00
NOW OR FORMERLY
BRUCE (87)AHN AND
CINDY L RAHN
PB 29 PG 490
DB 2885 PG 853

TRACT 1A
PARCEL # 04470013B00
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB 29 PG 490
DB 2885 PG 853

TRACT 2A
PARCEL # 04470013C00
NOW OR FORMERLY
MILTON C RAHN JR &
GLENDA D RAHN
PB 29 PG 490
PG 2884 PG 314

POINT OF BEGINNING
CONCRETE MONUMENT
GRID N 846429.04
GRID E 943949.21
NAD 83

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

AMENITY - PARK
34,000.00 SQ FT
0.78 ACRES

GREEN SPACE

BLDG 5
±220,500 SF

BLDG 4
±220,500 SF

BLDG 2
±273,400 SF

OFFICE

DETENTION

SEABOARD COASTLINE RAILROAD
100' R/W PER PB 29 PG 490

SEABOARD COASTLINE RAILROAD
100' R/W PER PB 29 PG 490

LEXINGTON AVENUE EXT
(VARIABLE R/W)

STATE ROUTE 21
VARIABLE WIDTH R/W

N/F Mark D. Procter
& Benjie N. Procter
PIN: 04300005

N/F Leah G. Harrison
PIN: 04300006

N/F Michael Aaron Rahn
PIN: 04300007

N/F Michael A. Rahn
PIN: 04300008

N/F Cathy R. Heidt &
Alan Heidt
PIN: 04300009

N/F Jessica N. Siegel
PIN: 04300011

N/F Edna Gerald Kessler &
Amanda Snipes Kessler
PIN: 04300012

(TIE-LINE 453.90')

499.93'

S82°44'28"W

S78°32'21"W

N57°00'49"E

N74°41'52"E

N74°44'06"E

SITE DATA TABLE

PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		04470013B00	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		109.9 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	-	FRONT	-
SIDE	-	SIDE	-
REAR	-	REAR	-

CONCEPTUAL DISCLAIMER:

INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.

200' 100' 0' 200'
GRAPHIC SCALE 1" = 200'

REVISIONS

No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

AXIS
ENGINEERING CONSULTANTS
LEESBURG • VALDOSTA • WARNER ROBINS

UTILITY EASEMENT EXHIBIT

POLLY CREEK SUBDIVISION

PROJECT NO.	25-25094
DATE:	05/01/2026
DRAWN BY:	BED / BJM
CHECK BY:	BHB

SHEET NO.
1

CAMPAIGN CONTRIBUTION/GIFT DISCLOSURE

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

Have you made campaign contributions or gifts to one or more City of Rincon Official(s), including any member of the Planning and Zoning Board, during the past two years, that when combined, total an amount greater than $250.01?

☑ No. I have not made campaign contributions/gifts to any City of Rincon Official(s).
☐ Yes. I have made campaign contributions/gifts to one or more City of Rincon Official(s).

City Official	Title	Dollar Value

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant **Date** 11/25/25

Office Use Only:

Application #: _____ Date Received: 12/15/25

Updated 12/2023

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE # 2026-XX

AN ORDINANCE TO ANNEX CERTAIN PROPERTY KNOWN AS EFFINGHAM COUNTY TAX PARCEL NO. 04470013B00, CONSISTING OF APPROXIMATELY 114.13 ACRES LOCATED ON LEXINGTON AVENUE EXTENSION IN EFFINGHAM COUNTY, GEORGIA, INTO THE CITY OF RINCON, GEORGIA; TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF RINCON, GEORGIA TO ZONE SUCH PROPERTY PUD (PLANNED UNIT DEVELOPMENT); TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Bruce W. Rahn and Cindy L. Rahn, the owners of all of the real property described in Exhibit A, acting through their authorized agent, Patriot Development Group, submitted a written application to annex such property into the City of Rincon; and

WHEREAS, the Mayor and Council find that the annexation and zoning of the property are in the best interest of the City of Rincon and its citizens;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON, GEORGIA HEREBY ORDAIN in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

SECTION 1. The real property contiguous to the City of Rincon, Georgia, owned by Bruce W. Rahn and Cindy L. Rahn, known as Effingham County Tax Parcel No. 04470013B00, consisting of approximately 114.13 acres located on Lexington Avenue Extension in Effingham County, Georgia, and more particularly described on Exhibit A, which is attached hereto and incorporated as part of this Ordinance as if set forth herein verbatim, is hereby annexed into and made a part of the corporate limits of the City of Rincon, Georgia.

SECTION 2. The Zoning Ordinance and Official Zoning Map of the City of Rincon, Georgia are hereby amended so that the property described in Section 1 is rezoned from its present Effingham County classification of AR-1 (Agricultural Residential) to a zoning classification of PUD (Planned Unit Development).

SECTION 3. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall in no way affect the validity of the remaining portions of this Ordinance.

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

SECTION 5. This Ordinance shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2026, by the Mayor and Council of the City of Rincon, Georgia.

THE CITY OF RINCON, GEORGIA

_____
Kevin Exley, Mayor

ATTEST:

_____
Dulcia King, City Clerk

EXHIBIT A
Legal Description

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 114.131 acres, more or less, and being known and designated as Tract One (1), as shown on the survey thereof made by William Mark Glisson, R.L.S. #3316, dated October 18, 2022, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, Page 490. Express reference is hereby made to said plat for a more particular description of the metes and bounds of said property.

This being the same property conveyed by Survivorship Deed from Bruce W. Rahn to Bruce W. Rahn and Cindy L. Rahn, dated November 29, 2023, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 2885, Page 853.

Effingham County Tax Parcel No. 04470013B00.

Exhibit A

BK:2885 PG:853-853
D2023010040

FILED IN OFFICE
CLERK OF COURT
12/15/2023 09:59 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

5849504050
PARTICIPANT ID

RETURN TO:
REDDICK & POLLETT
ATTORNEYS AT LAW
P.O. BOX 402
SPRINGFIELD, GA 31329

PT-61 051-2023-003272

SURVIVORSHIP DEED

STATE OF GEORGIA COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 29th day of NOVEMBER, 2023, between BRUCE W. RAHN of the FIRST PART, and BRUCE W. RAHN and CINDY L. RAHN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract of parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 114.131 acres, more or less, and being known and designated as Tract One (1), as shown on the Survey thereof made by William Mark Glisson, R.L.S. #3316, dated October 18, 2022, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, page 490. Express reference being hereby made to the plat for better determining the metes and bounds of said lands above described and conveyed.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

This being the same property conveyed by deed from BERTHA JANE B. RAHN to BRUCE W. RAHN dated December 29, 2022, and recorded in the said Clerk's office in Deed book 2825, Page 435.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Bruce W. Rahn (SEAL)
BRUCE W. RAHN

Signed, sealed and delivered
in the presence of:

Unofficial Witness

Belinda M. Pollett
Notary Public

BELINDA M. POLLETT NOTARY PUBLIC GEORGIA EFFINGHAM COUNTY EXPIRES November 16, 2026

Attachment A - Lexington Avenue Ext. Rezoning





Legend

- Address Points
- Parcels
- City Boundary
- Effingham County Boundary
- Road Names
- Road Centerlines
- Railroads

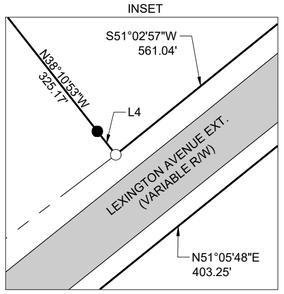
19 Aug, 2026

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

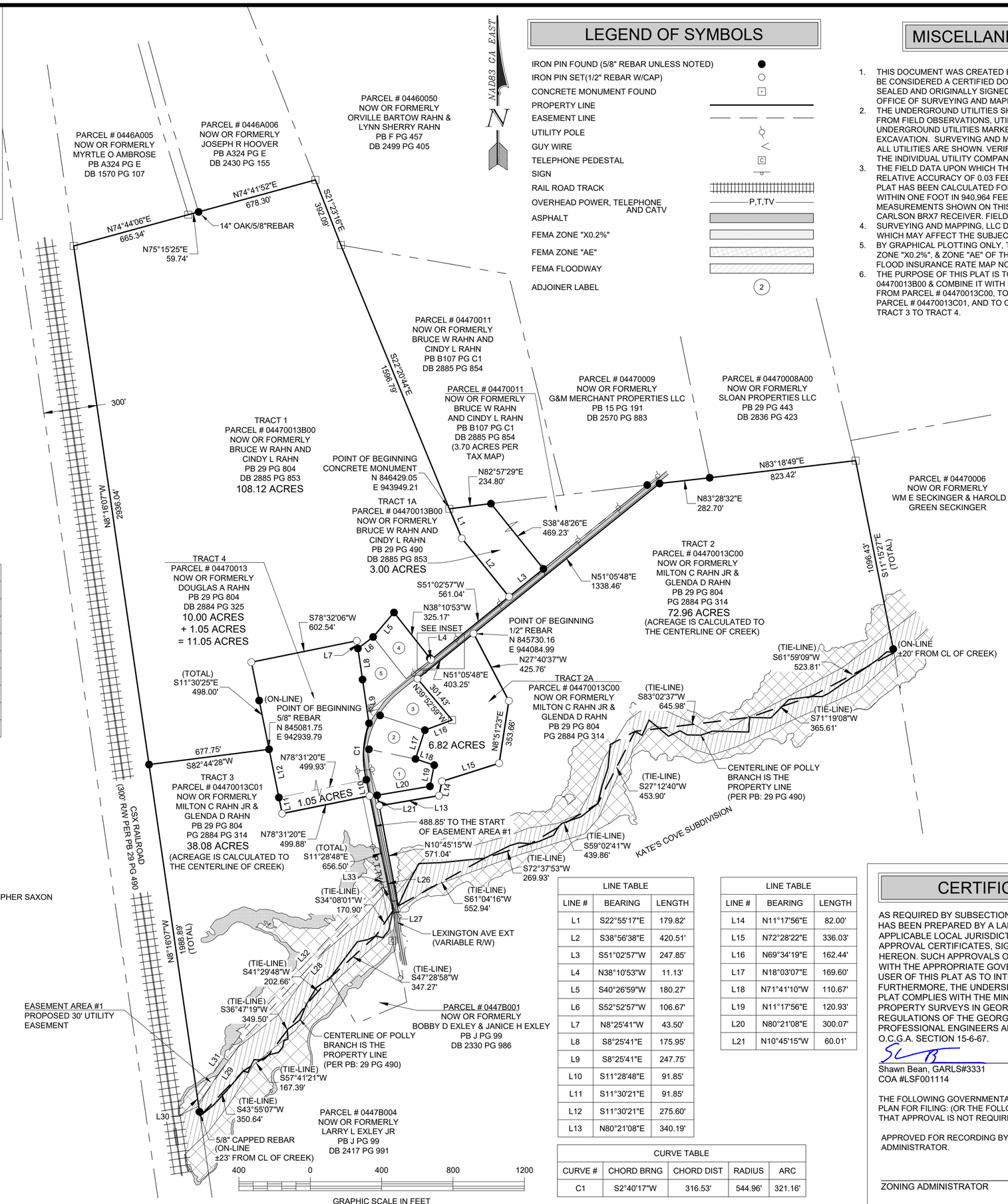
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INSET



EASEMENT AREA #1

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S11°28'48"E	30.00'
L27	S78°45'13"W	34.55'
L28	S42°30'49"W	1123.62'
L29	S35°30'53"W	464.61'
L30	N8°16'07"W	43.36'
L31	N35°30'53"E	435.14'
L32	N42°30'49"E	1135.27'
L33	N78°45'13"E	44.30'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°55'17"E	179.82'
L2	S38°56'38"E	420.51'
L3	S51°02'57"W	247.85'
L4	N38°10'53"W	11.13'
L5	S40°26'59"W	180.27'
L6	S52°52'57"W	106.67'
L7	N8°25'41"W	43.50'
L8	S8°25'41"E	175.95'
L9	S8°25'41"E	247.75'
L10	S11°28'48"E	91.85'
L11	S11°30'21"E	91.85'
L12	S11°30'21"E	275.60'
L13	N80°21'08"E	340.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N11°17'56"E	82.00'
L15	N72°28'22"E	336.03'
L16	N69°34'19"E	162.44'
L17	N18°03'07"E	169.60'
L18	N71°41'10"W	110.67'
L19	N11°17'56"E	120.93'
L20	N80°21'08"E	300.07'
L21	N10°45'15"W	60.01'

CURVE TABLE				
CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	S2°40'17"W	316.53'	544.96'	321.16'

ADJOINER INFORMATION

1. PARCEL # 04470003
   NOW OR FORMERLY
   APRIL MICHELLE SAXON & JAMES CHRISTOPHER SAXON
   PB 29 PG 854
   DB 2910 PG 117
2. PARCEL # 04470004
   NOW OR FORMERLY
   MILTON C RAHN JR & GLENDA D RAHN
   PB 25 PG 39
   DB 2884 PG 323
3. PARCEL # 04470005
   NOW OR FORMERLY
   LYNN JEFFERS SR
   PB B136 PG D2
   DB 1784 PG 396
4. PARCEL # 04470013A00
   NOW OR FORMERLY
   DOUGLAS A RAHN
   PB 28 PG 573
   DB 2794 PG 781
5. PARCEL # 04470012
   NOW OR FORMERLY
   DOUGLAS A RAHN
   PB 8 PG 215

LEGEND OF SYMBOLS

- IRON PIN FOUND (5/8" REBAR UNLESS NOTED)
- IRON PIN SET(1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- EASEMENT LINE
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- SIGN
- RAIL ROAD TRACK
- OVERHEAD POWER, TELEPHONE AND CATV (P,T,TV)
- ASPHALT
- FEMA ZONE "X0.2%"
- FEMA ZONE "AE"
- FEMA FLOODWAY
- ADJOINER LABEL (2)

MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF SURVEYING AND MAPPING, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 940,964 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 RECEIVER. FIELD WORK COMPLETED ON 10/21/2025.
4. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
5. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X", ZONE "X0.2%", & ZONE "AE" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13103C0278E, DATED MARCH, 16, 2015.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A FROM PARCEL # 04470013B00 & COMBINE IT WITH PARCEL # 04470011, SUBDIVIDE TRACT 2A FROM PARCEL # 04470013C00, TO CREATE A 30' UTILITY EASEMENT ACROSS PARCEL # 04470013C01, AND TO COMBINE 1.05 ACRES SHOWN HEREON FROM TRACT 3 TO TRACT 4.

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Shawn Bean, GARLS#3331
COA #LSF001114

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

Revisions

No.	Date	Description
1	10/29/2026	REVISED PROPERTY LINES FOR TRACT 4
2	11/04/2026	UPDATED ACREAGE TEXT FOR TRACT 4

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF SURVEYING AND MAPPING, INC., AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ

SUBDIVISION SURVEY

LANDS OF
MILTON C RAHN, GLENDA D RAHN,
BRUCE W RAHN, CINDY L RAHN
& DOUGLAS A. RAHN

9TH G.M.D.
EFFINGHAM COUNTY
GEORGIA

Project No.:	1025103958
Drawing No.:	SDV
Drawn By:	A.N.H.
Checked By:	W.S.B.
R.L.S. No.:	3331

GEORGIA REGISTERED No. 3331 LAND SURVEYOR SHAWN BEAN

Date:	10/29/2025
Scale:	1"=400'
Sheet No.:	1 of 1

Plotted By:ASHLEY HAWTHORNE
Plot Date: Nov 04, 2026
File Name:1025103958 SDV_recover.dwg

TRACT 1 - RAHN

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE 9TH GENERAL MILITIA DISTRICT, EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT HAVING GEORGIA EAST NAD83 COORDINATES OF N: 846429.05, E: 943949.21;

THENCE, S 22° 55' 17" E FOR A DISTANCE OF 179.82 FEET TO A 1/2” REBAR.

THENCE, S 38° 56' 38" E FOR A DISTANCE OF 420.51 FEET TO A 1/2” REBAR ON THE NORTHWESTERLY RIGHT OF WAY OF LEXINGTON AVE EXTENSION (VARIABLE RIGHT OF WAY).

THENCE, ALONG SAID RIGHT OF WAY, S 51° 02' 57" W FOR A DISTANCE OF 561.04 FEET TO A 1/2” REBAR.

THENCE, LEAVING SAID RIGHT OF WAY, N 38° 10' 53" W FOR A DISTANCE OF 11.13 FEET TO A 5/8” REBAR.

THENCE, N 38° 10' 53" W FOR A DISTANCE OF 325.17 FEET TO A 5/8” REBAR.

THENCE, S 40° 26' 59" W FOR A DISTANCE OF 180.27 FEET TO A 5/8” REBAR.

THENCE, S 52° 52' 57" W FOR A DISTANCE OF 106.67 FEET TO FEET TO A 5/8” REBAR.

THENCE, N 08° 25' 41" W FOR A DISTANCE OF 43.50 FEET TO A 1/2” REBAR.

THENCE, S 78° 32' 06" W FOR A DISTANCE OF 602.54 FEET TO A 1/2” REBAR.

THENCE, S 11° 30' 25" E FOR A DISTANCE OF 498.00 FEET TO A 5/8” REBAR.

THENCE, S 82° 44' 28" W FOR A DISTANCE OF 677.75 FEET TO A 5/8” REBAR ON THE EASTERLY RIGHT OF WAY OF CSX RAILROAD (300 FOOT RIGHT OF WAY).

THENCE, ALONG SAID RIGHT OF WAY, N 08° 16' 07" W FOR A DISTANCE OF 2936.04 FEET TO A CONCRETE MONUMENT.

THENCE, LEAVING SAID RIGHT OF WAY, N 74° 44' 06" E FOR A DISTANCE OF 665.34 FEET TO A CONCRETE MONUMENT.

THENCE, N 75° 15' 25" E FOR A DISTANCE OF 59.74 FEET TO A 5/8” REBAR IN A 14” OAK.

THENCE, N 74° 41' 52" E FOR A DISTANCE OF 678.30 FEET TO A CONCRETE MONUMENT.

THENCE, S 21° 23' 16" E FOR A DISTANCE OF 392.09 FEET TO A CONCRETE MONUMENT.

THENCE, S 22° 20' 44" E A DISTANCE OF 1596.79 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 108.12 ACRES MORE OR LESS.

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		2.

AGENDA ITEM:
Second Reading on a petition filed by Dylan Wingate with Patriot Development Group to annex one parcel into the City of Rincon, and to rezone the property. The subject property is located at 0 Lexington Avenue Ext. and is identified as parcel number 04470013C01. The property consists of approximately 39.58 acres. The property is owned by Milton and Glenda Rahn. The property is currently zoned AR-1 (Agricultural Residential), and the request is to rezone the property to PUD (Planned Unit Development). Tabled at the 10/26/2026 meeting.
At their meeting on August 18, 2026, Planning and Zoning Board voted 3 to 1 to recommend denial of the annexation/rezoning. Public concerns were expressed related to traffic, the density of the proposed housing, drainage, wildlife and the effect that this development will have on the character of the area.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
2. Campaign Contribution Disclosure - executed (1).pdf
3. Owner Authorization 04470013C01 - executed (2).pdf
4. 1025103958 TRACT 3-MILTON (1).pdf
5. 25-25094 Polly Creek SD_Milton Tract (1).pdf
6. Annexation & Rezoning Ordinance - 04470013C01.docx
7. EXHIBIT A - Deed.pdf
8. Attachment A - Lexington Avenue Ext (M Rahn Tract).pdf
9. TRACT 3 - MILTON_REV.pdf
10. SUBDIVISION SURVEY.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

CAMPAIGN CONTRIBUTION/GIFT DISCLOSURE

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

Have you made campaign contributions or gifts to one or more City of Rincon Official(s), including any member of the Planning and Zoning Board, during the past two years, that when combined, total an amount greater than $250.01?

☑ No. I have not made campaign contributions/gifts to any City of Rincon Official(s).
☐ Yes. I have made campaign contributions/gifts to one or more City of Rincon Official(s).

City Official	Title	Dollar Value

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant

7/22/2026
Date

Office Use Only:

Application #: ANNX-2026-1

Date Received: 7/24/26

Updated 12/2023

AUTHORIZATION OF PROPERTY OWNER

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

PROPERTY INFORMATION

Property Address: 0 Lexington Ave Ext. Parcel #: 044700013C00

Owner Name: Milton + Glenda Rahn Phone Number:

Email Address:

AFFIDAVIT

I, Milton + Glenda Rahn (Property owner name) swear that I am the owner of the property which is the subject matter of the attached application, as is shown in the records of Rincon, Georgia.

I authorize the person named below to act as applicant in the pursuit of a Annexation & Rezoning (Type of application) application for this property.

APPLICANT INFORMATION

Name of Applicant: Dylan Wingate, Patriot Development Group Phone Number: 478-322-0028

Address: 817 GA Hwy 247, Unit 10 Kathleen, GA 31047

Email Address: dylanw@pd-group

Milton Rahn Glenda Rahn
Signature of Owner

Sworn and subscribed to me this 24th day of July, 2026 that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Lexi Wilt
Notary Public, State of Georgia

LEXI WILT NOTARY PUBLIC HOUSTON COUNTY GEORGIA EXPIRES 07-24-2028

Office Use Only:

Associated Application #: _____

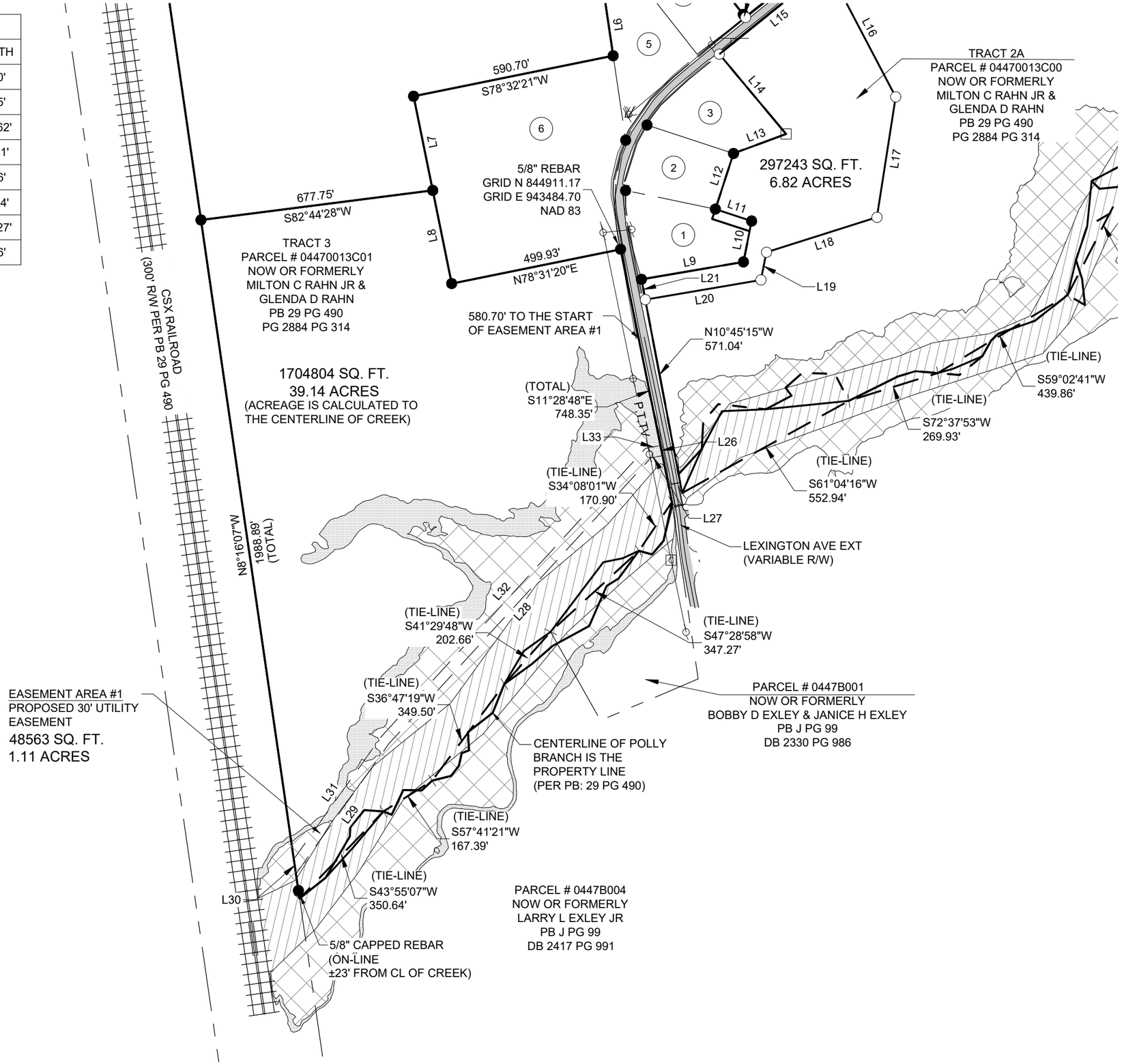
Date Received: _____

Updated 12/2023

Scanned with CamScanner

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S11°14'47"E	30.00'
L27	S78°45'13"W	34.55'
L28	S42°30'49"W	1123.62'
L29	S35°30'53"W	464.61'
L30	N8°16'07"W	43.36'
L31	N35°30'53"E	435.14'
L32	N42°30'49"E	1135.27'
L33	N78°45'13"E	44.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N75°15'25"E	59.74'
L2	N38°10'53"W	11.13'
L3	N38°10'53"W	325.17'
L4	S40°26'59"W	180.27'
L5	S52°52'23"W	106.64'
L6	S8°23'47"E	175.95'
L7	S11°30'25"E	278.91'
L8	S11°30'21"E	275.60'
L9	N80°21'08"E	300.07'
L10	N11°17'56"E	120.93'
L11	N71°41'10"W	110.67'
L12	N18°03'07"E	169.60'
L13	N69°34'19"E	162.44'



Plotted By:ASHLEY.HAWTHORNE
Plot Date: Jul 22, 2026
File Name:\025103958 SDV.dwg



SITE DATA TABLE			
PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		0447013B00 (111.13 ACRES)	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		150.27 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

SUBDIVISION DATA	
RESIDENTIAL DEVELOPMENT	SINGLE FAMILY
RESIDENTIAL LOTS	66 LOTS
DEVELOPMENT AREA	39.14 ACRES
GROSS DENSITY	1.69 LOTS/ACRE
R/W AREA	6.73 ACRES
LENGTH OF ROADWAY	4,178 LF (0.79 MI)
GREEN SPACE	15.89 ACRE (40.6%)
AMENITY AREA	0.43 ACRE (1.1%)
NET DENSITY	4.10 LOTS/ACRE
TYPICAL LOT DIMENSIONS	55'x120' - 6,600 SF
	75'x120' - 9,000 SF

HATCH LEGEND:

- SINGLE FAMILY RESIDENTIAL LOT (6,600 SF MINIMUM)
- SINGLE FAMILY RESIDENTIAL LOT (9,000 SF MINIMUM)
- GREEN SPACE
- STORMWATER MANAGEMENT AREA
- PROPOSED RIGHT-OF-WAY AREA

AXIS ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

MILTON TRACT - LOT PLAN CONCEPT

POLLY CREEK SUBDIVISION

RINCON, EFFINGHAM COUNTY, GEORGIA

PROJECT NO.	25-25094
DATE:	12/30/2025
DRAWN BY:	BED / BJM
CHECK BY:	BHB

PATRIOT DEVELOPMENT GROUP

SCALE: 100' 50' 0' 100'
GRAPHIC SCALE 1" = 100'

SHEET NO. 1

SITE DATA TABLE			
PROJECT ADDRESS		TBD LEXINGTON AVE EXT., RINCON, GA 31326	
PARCEL NUMBER		04470013B00 (111.13 ACRES)	
ZONING		PUD - PLANNED DEVELOPMENT	
PROJECT AREA		111.12 ACRES	
BUILDING SETBACK		LANDSCAPE SETBACK	
FRONT	25'	FRONT	-
SIDE	10'	SIDE	-
REAR	20'	REAR	-

HATCH LEGEND:

- SINGLE FAMILY RESIDENTIAL LOT (6,600 SF MINIMUM)
- SINGLE FAMILY RESIDENTIAL LOT (9,000 SF MINIMUM)
- GREEN SPACE
- STORMWATER MANAGEMENT AREA
- PROPOSED RIGHT-OF-WAY AREA

N

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NO
G&M MERI
I

POINT OF BEGINNING
CONCRETE MONUMENT
GRID N 846429.04
GRID E 943949.21
NAD 83

130802 SQ. FT.
3.00 ACRES

TRACT 1A
PARCEL # 04470013B00
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB 29 PG 490
DB 2885 PG 853

PARCEL # 04470011
NOW OR FORMERLY
BRUCE W RAHN AND
CINDY L RAHN
PB B107 PG C1
DB 2885 PG 854

LEXINGTON AVE
(VARIABL

5/8 IPF 3316

LEXINGTON AVENUE EXT.
(VARIABLE R/W)

RIGH-OF-WAY
DEDICATION

CSX RAILROAD
(300' R/W PER PB 29 PG 490)

STATE ROUTE 21
VARIABLE WIDTH R/W

N/F Justin N. Stegin
PN: 04300011

N/F Edna Gerald Kessler &
Amanda Snipes Kessler
PN: 04300012

N/F Neld F. Bellflower
PN: 04300013

N/F Rincon Church of God, Inc.
PN: R2700001

N/F Rincon Church of God, Inc.
PN: R2700005

N/F M C Rahn, Inc.
PN: R2700002

N/F Melanie L. Rahn
PN: R2700012

N/F Melanie L. Rahn
PN: R2700013

N/F Celia L. Tyler &
Jesse L. Tyler
PN: R2700004

N/F Traci C. Rahn
PN: R2700001

N/F Michael Corey Rahn, Sr.
PN: R2700015

N/F Webb Animal Clinic, Inc.
PN: R21700022

N/F William M. Bohlabbert, Jr. &
Jack R. Bohlabbert
and Richard K. Bohlabbert
PN: R2700011

PROPOSED 8" FORCE MAIN — SS
PROPOSED 8" WATER MAIN — W

PROPOSED 80' RIGHT-OF-WAY

PRIMARY ACCESS POINT

SIGNALIZED INTERSECTION

BLDG 1
224,280 SF

BLDG 2
227,400 SF

BLDG 3
432,000 SF

BLDG 4
432,000 SF

BLDG 6
320,000 SF

BLDG 7
198,780 SF

OFFICE

DETENTION

AMENITY AREA
18,854 SF
0.43 ACRES

STORMWATER MANAGEMENT AREA

STORMWATER MANAGEMENT AREA

80'

R30.0'

R30.0'

P.I.=V

LEXINGTON AVE EXT
(VARIABLE R/W)

PARCEL # 0447B004
NOW OR FORMERLY
BOBBY D EXLEY & JANICE H EXLEY
PB J PG 98
DB 2330 PG 936

5/8" CAPPED REBAR

PARCEL # 0447B004
NOW OR FORMERLY
LARRY L EXLEY JR
PB J PG 99
DB 2417 PG 991

AXIS
ENGINEERING CONSULTANTS
LEESBURG ★ VALDOSTA ★ WARNER ROBINS

REVISIONS		
No.	DATE	DESCRIPTION
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-

MILTON TRACT - R/W EXHIBIT

POLLY CREEK SUBDIVISION

RINCON, EFFINGHAM COUNTY, GEORGIA

PATRIOT DEVELOPMENT GROUP

PROJECT NO.	25-25094
DATE:	07/20/2026
DRAWN BY:	BED / BJM
CHECK BY:	BHB

SCALE: 200' 100' 0' 200'
GRAPHIC SCALE 1" = 200'

SHEET NO.
1

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE # 2026-XX

AN ORDINANCE TO ANNEX CERTAIN PROPERTY KNOWN AS EFFINGHAM COUNTY TAX PARCEL NO. 04470013C01, CONSISTING OF APPROXIMATELY 39.58 ACRES LOCATED ON LEXINGTON AVENUE EXTENSION IN EFFINGHAM COUNTY, GEORGIA, INTO THE CITY OF RINCON, GEORGIA; TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF RINCON, GEORGIA TO ZONE SUCH PROPERTY PUD (PLANNED UNIT DEVELOPMENT); TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs, and local government; and

WHEREAS, Milton C. Rahn, Jr. and Glenda D. Rahn, the owners of all of the real property described in Exhibit A, acting through their authorized agent, Patriot Development Group, submitted a written application to annex such property into the City of Rincon; and

WHEREAS, the Mayor and Council find that the annexation and zoning of the property are in the best interest of the City of Rincon and its citizens;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON, GEORGIA HEREBY ORDAIN in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

SECTION 1. The real property contiguous to the City of Rincon, Georgia, owned by Milton C. Rahn, Jr. and Glenda D. Rahn, known as Effingham County Tax Parcel No. 04470013C01, consisting of approximately 39.58 acres located on Lexington Avenue Extension in Effingham County, Georgia, and more particularly described on Exhibit A, which is attached hereto and incorporated as part of this Ordinance as if set forth herein verbatim, is hereby annexed into and made a part of the corporate limits of the City of Rincon, Georgia.

SECTION 2. The Zoning Ordinance and Official Zoning Map of the City of Rincon, Georgia are hereby amended so that the property described in Section 1 is rezoned from its present Effingham County classification of AR-1 (Agricultural Residential) to a zoning classification of PUD (Planned Unit Development).

SECTION 3. If any section, clause, sentence, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall in no way affect the validity of the remaining portions of this Ordinance.

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

SECTION 5. This Ordinance shall become effective upon its adoption.

ADOPTED this _____ day of _____, 2026, by the Mayor and Council of the City of Rincon, Georgia.

THE CITY OF RINCON, GEORGIA

_____
Kevin Exley, Mayor

ATTEST:

_____
Dulcia King, City Clerk

EXHIBIT A
Legal Description

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE 9TH GEORGIA MILITIA DISTRICT, EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR ON THE WESTERLY RIGHT OF WAY OF LEXINGTON AVENUE EXTENSION (VARIABLE RIGHT OF WAY) HAVING GEORGIA EAST NAD83 COORDINATES OF N: 844911.17, E: 943484.70;

THENCE, ALONG SAID RIGHT OF WAY, S 11° 28' 48" E FOR A DISTANCE OF 748.35 FEET TO A POINT IN THE CENTER OF POLLY BRANCH;

THENCE, ALONG SAID CENTERLINE, THE FOLLOWING TIE LINES, S 34° 08' 01" W FOR A DISTANCE OF 170.90 FEET TO A POINT;

THENCE, S 47° 28' 58" W FOR A DISTANCE OF 347.27 FEET TO A POINT;

THENCE, S 41° 29' 48" W FOR A DISTANCE OF 202.66 FEET TO A POINT;

THENCE, S 36° 47' 19" W FOR A DISTANCE OF 349.50 FEET TO A POINT;

THENCE, S 57° 41' 21" W FOR A DISTANCE OF 167.39 FEET TO A POINT;

THENCE, S 43° 55' 07" W FOR A DISTANCE OF 350.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CSX RAILROAD (300' RIGHT OF WAY);

THENCE, ALONG SAID RIGHT OF WAY, N 08° 16' 07" W FOR A DISTANCE OF 1988.89 FEET TO A 5/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 82° 44' 28" E FOR A DISTANCE OF 677.75 FEET TO A 5/8" REBAR;

THENCE, S 11° 30' 21" E FOR A DISTANCE OF 275.60 FEET TO A 5/8" REBAR;

THENCE, N 78° 31' 20" E FOR A DISTANCE OF 499.93 FEET TO THE POINT OF BEGINNING.

Being a portion of the property conveyed by Survivorship Deed from Milton C. Rahn, Jr. to Milton C. Rahn, Jr. and Glenda D. Rahn, dated December 1, 2023, and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 2884, Page 314.

Effingham County Tax Parcel No. 04470013C01.

EXHIBIT A

BK:2884 PG:314-314
D2023009764

FILED IN OFFICE
CLERK OF COURT
12/01/2023 11:50 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

8849504050
PARTICIPANT ID

PT-61 051-2023-003090

RETURN TO:
REDDICK & POLLETT
ATTORNEYS AT LAW
P.O. BOX 402
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 1st day of DECEMBER, 2023, between MILTON C. RAHN, JR. of the FIRST PART, and MILTON C. RAHN, JR. and GLENDA D. RAHN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 78.852 acres, more or less and being known and designated as Tract Two "A" (2A) and 39.582 acres, more or less and being known and designated as Tract Two "B" (2B), all as shown on the survey thereof made by William Mark Glisson, R.L.S. #3316, dated October 18, 2022 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, Page 490.

Express reference is being hereby made to the plat for better determining the metes and bounds of said lands above described and conveyed.

This being the same property conveyed by Gift Deed from Bertha Jane B. Rahn to Milton C. Rahn, Jr. dated December 29, 2022 and recorded in said Clerk's Office in Deed Book 2825, Page 434.

Property is also known as _____ Lexington Ave Extension, Rincon, GA 31326, Parcel #04470013C00.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Milton C. Rahn Jr. (SEAL)
MILTON C. RAHN, JR.

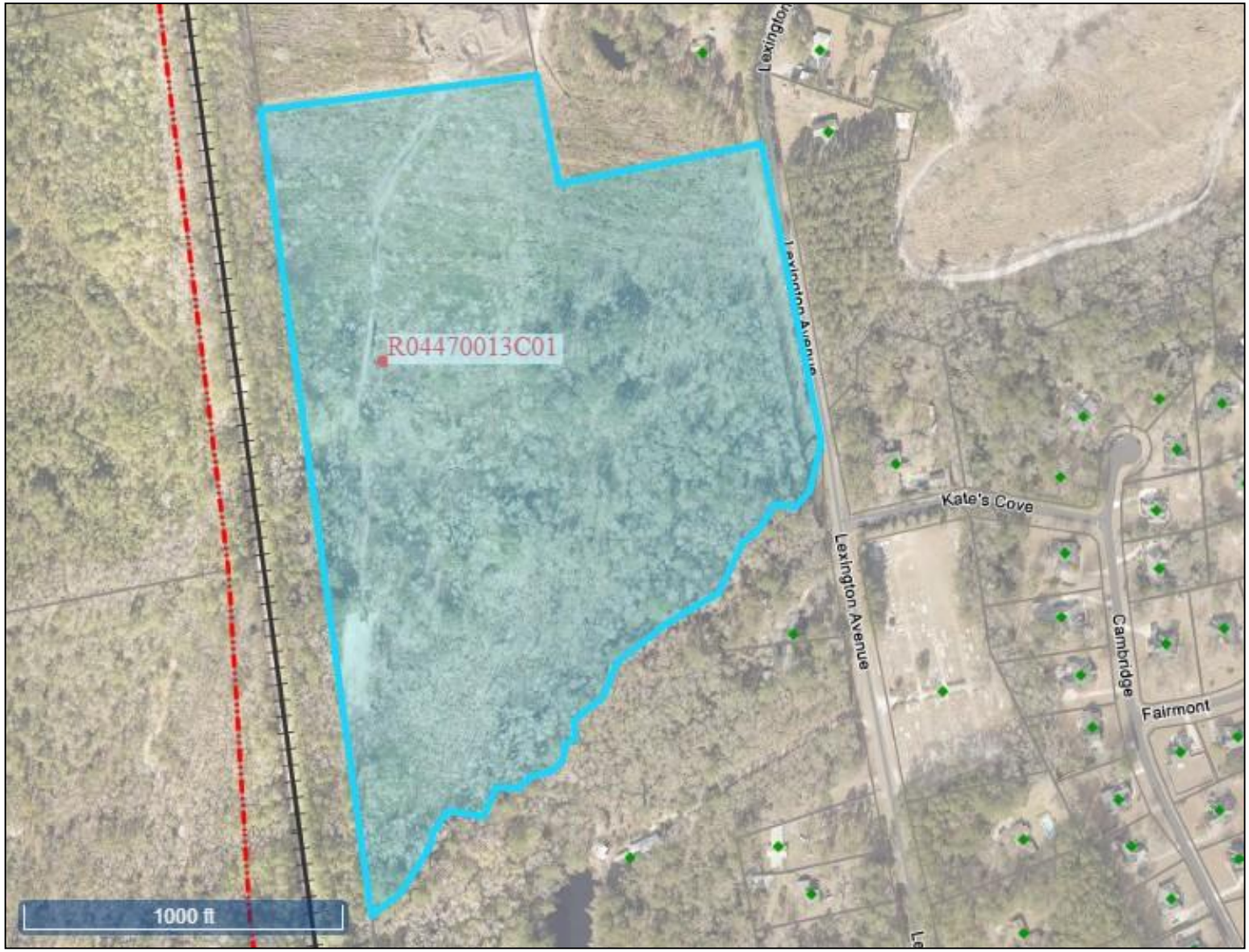
Signed, sealed and delivered
in the presence of:

Unofficial Witness

Belinda M. Pollett
Notary Public
BP

BELINDA M POLLETT NOTARY PUBLIC EFFINGHAM COUNTY GEORGIA EXPIRES November 16, 2025

Attachment A - Lexington Avenue Ext. Rezoning





Legend

- Address Points
- Parcels
- City Boundary
- Effingham County Boundary
- Road Names
- Road Centerlines
- Railroads

8 Sep, 2026

This map is a user generated static output from rightspot.spateng.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

TRACT 3 - MILTON

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE 9TH GEORGIA MILITIA DISTRICT, EFFINGHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8” REBAR HAVING GEORGIA EAST NAD83 COORDINATES OF N: 845081.75, E: 942939.79.

THENCE, S 11° 30' 21" E FOR A DISTANCE OF 275.60 FEET TO A 5/8” REBAR.

THENCE, S 11° 30' 21" E FOR A DISTANCE OF 91.85 FEET TO A 1/2” REBAR.

THENCE, N 78° 31' 20" E FOR A DISTANCE OF 499.88 FEET TO A 1/2” REBAR ON THE WESTERLY RIGHT OF WAY OF LEXINGTON AVENUE EXTENSION (VARIABLE RIGHT OF WAY).

THENCE, ALONG SAID RIGHT OF WAY, S 11° 28' 48" E FOR A DISTANCE OF 656.50 FEET TO A POINT TO THE CENTER OF POLLY BRANCH.

THENCE, ALONG SAID CENTERLINE, THE FOLLOWING TIE LINES, S 47° 28' 58" W FOR A DISTANCE OF 347.27 FEET TO A POINT.

THENCE, S 41° 29' 48" W FOR A DISTANCE OF 202.66 FEET TO A POINT.

THENCE, S 36° 47' 19" W FOR A DISTANCE OF 349.50 FEET TO A POINT.

THENCE, S 57° 41' 21" W FOR A DISTANCE OF 167.39 FEET TO A POINT.

THENCE, S 43° 55' 07" W FOR A DISTANCE OF 350.64 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF CSX RAILROAD (300’ RIGHT OF WAY).

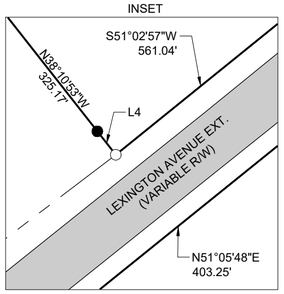
THENCE, ALONG SAID RIGHT OF WAY, N 08° 16' 07" W FOR A DISTANCE OF 1988.89 FEET TO A 5/8” REBAR.

THENCE, LEAVING SAID RIGHT OF WAY, N 82° 44' 28" E FOR A DISTANCE OF 677.75 FEET TO THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 38.08 ACRES. ACREAGE IS CALCULATED TO THE CENTERLINE OF POLLY BRANCH.

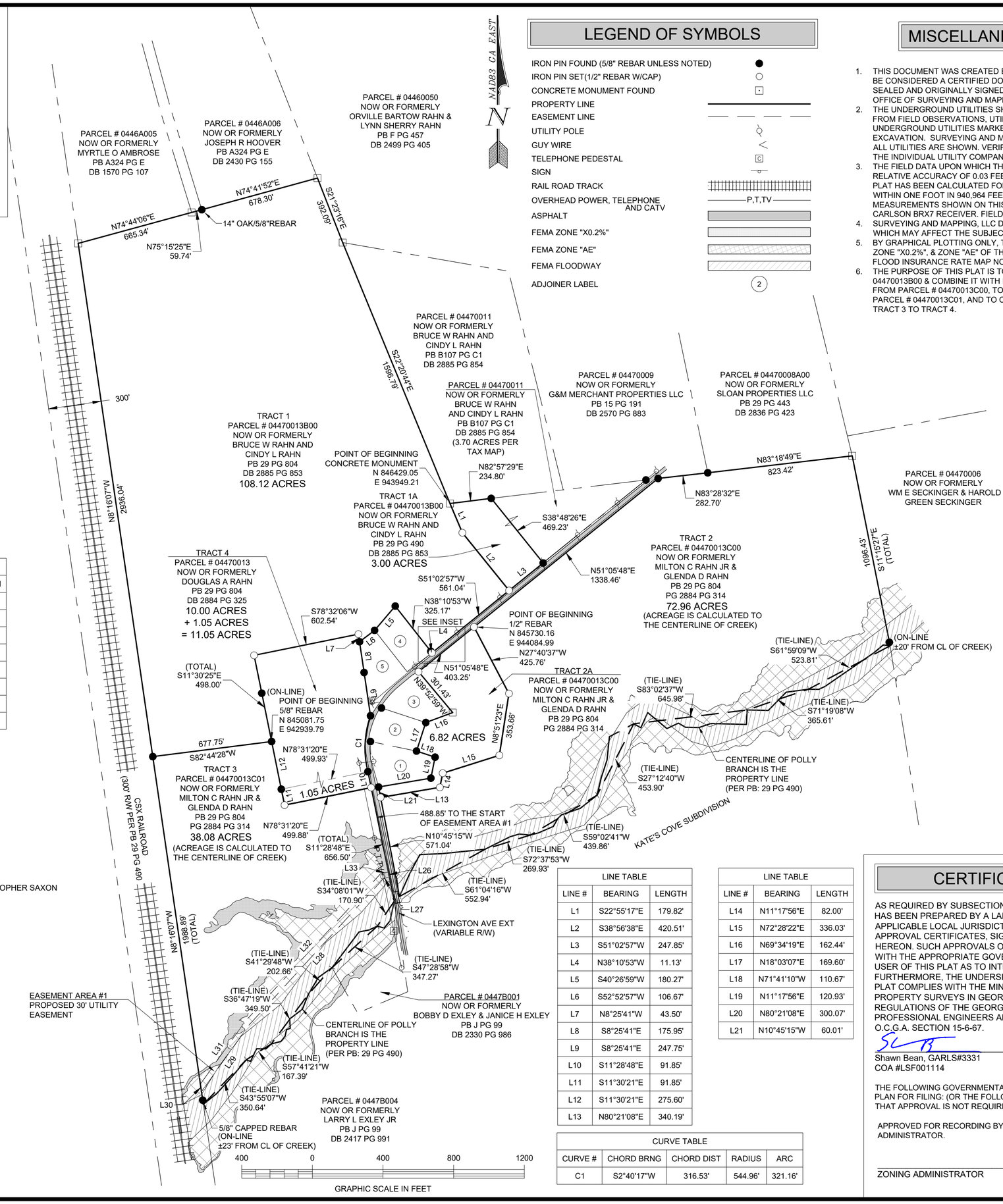
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

INSET



EASEMENT AREA #1

LINE TABLE		
LINE #	BEARING	LENGTH
L26	S11°28'48"E	30.00'
L27	S78°45'13"W	34.55'
L28	S42°30'49"W	1123.62'
L29	S35°30'53"W	464.61'
L30	N8°16'07"W	43.36'
L31	N35°30'53"E	435.14'
L32	N42°30'49"E	1135.27'
L33	N78°45'13"E	44.30'



ADJOINER INFORMATION

1. PARCEL # 04470003
   NOW OR FORMERLY
   APRIL MICHELLE SAXON & JAMES CHRISTOPHER SAXON
   PB 29 PG 854
   DB 2910 PG 117
2. PARCEL # 04470004
   NOW OR FORMERLY
   MILTON C RAHN JR & GLENDA D RAHN
   PB 25 PG 39
   DB 2884 PG 323
3. PARCEL # 04470005
   NOW OR FORMERLY
   LYNN JEFFERS SR
   PB B136 PG D2
   DB 1784 PG 396
4. PARCEL # 04470013A00
   NOW OR FORMERLY
   DOUGLAS A RAHN
   PB 28 PG 573
   DB 2794 PG 781
5. PARCEL # 04470012
   NOW OR FORMERLY
   DOUGLAS A RAHN
   PB 8 PG 215

LEGEND OF SYMBOLS

- IRON PIN FOUND (5/8" REBAR UNLESS NOTED)
- IRON PIN SET(1/2" REBAR W/CAP)
- CONCRETE MONUMENT FOUND
- PROPERTY LINE
- EASEMENT LINE
- UTILITY POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- SIGN
- RAIL ROAD TRACK
- OVERHEAD POWER, TELEPHONE AND CATV (P,T,TV)
- ASPHALT
- FEMA ZONE "X0.2%"
- FEMA ZONE "AE"
- FEMA FLOODWAY
- ADJOINER LABEL (2)

MISCELLANEOUS NOTES

1. THIS DOCUMENT WAS CREATED ELECTRONICALLY. THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND ORIGINALLY SIGNED BY A REGISTERED LAND SURVEYOR AT THE OFFICE OF SURVEYING AND MAPPING, LLC AUTHORITY O.C.G.A. 43-15-22.
2. THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING WERE COMPILED FROM FIELD OBSERVATIONS, UTILITY COMPANY RECORDS AND UNDERGROUND UTILITIES MARKED BY OTHERS WITHOUT BENEFIT OF EXCAVATION. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN. VERIFICATION OF UTILITIES SHOULD BE MADE BY THE INDIVIDUAL UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS AN AVERAGE RELATIVE ACCURACY OF 0.03 FEET AT THE 95% CONFIDENCE LEVEL. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 940,964 FEET. THE LINEAR AND ANGULAR MEASUREMENTS SHOWN ON THIS PLAT WERE OBTAINED BY UTILIZING A CARLSON BRX7 RECEIVER. FIELD WORK COMPLETED ON 10/21/2025.
4. SURVEYING AND MAPPING, LLC DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN.
5. BY GRAPHICAL PLOTTING ONLY, THE SUBJECT AREA LIES WITHIN ZONE "X", ZONE "X0.2%", & ZONE "AE" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NO. 13103C0278E, DATED MARCH, 16, 2015.
6. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A FROM PARCEL # 04470013B00 & COMBINE IT WITH PARCEL # 04470011, SUBDIVIDE TRACT 2A FROM PARCEL # 04470013C00, TO CREATE A 30' UTILITY EASEMENT ACROSS PARCEL # 04470013C01, AND TO COMBINE 1.05 ACRES SHOWN HEREON FROM TRACT 3 TO TRACT 4.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°55'17"E	179.82'
L2	S38°56'38"E	420.51'
L3	S51°02'57"W	247.85'
L4	N38°10'53"W	11.13'
L5	S40°26'59"W	180.27'
L6	S52°52'57"W	106.67'
L7	N8°25'41"W	43.50'
L8	S8°25'41"E	175.95'
L9	S8°25'41"E	247.75'
L10	S11°28'48"E	91.85'
L11	S11°30'21"E	91.85'
L12	S11°30'21"E	275.60'
L13	N80°21'08"E	340.19'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	N11°17'56"E	82.00'
L15	N72°28'22"E	336.03'
L16	N69°34'19"E	162.44'
L17	N18°03'07"E	169.60'
L18	N71°41'10"W	110.67'
L19	N11°17'56"E	120.93'
L20	N80°21'08"E	300.07'
L21	N10°45'15"W	60.01'

CURVE TABLE				
CURVE #	CHORD BRNG	CHORD DIST	RADIUS	ARC
C1	S2°40'17"W	316.53'	544.96'	321.16'

CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Shawn Bean, GARLS#3331
COA #LSF001114

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING: (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

ZONING ADMINISTRATOR _____ DATE _____

Revisions

No.	Date	Description
1	10/29/2026	REVISED PROPERTY LINES FOR TRACT 4
2	11/04/2026	UPDATED ACREAGE TEXT FOR TRACT 4

THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF SURVEYING AND MAPPING, INC., AND NO PART THEREOF MAY BE USED OR REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION.

SURVEYING AND MAPPING, LLC
102 ED BAYER COURT, SUITE 130
WARNER ROBINS, GEORGIA 31088
OFFICE (478) 971-3382
email: info@sam.biz
SAM.BIZ

SUBDIVISION SURVEY

LANDS OF
MILTON C RAHN, GLENDA D RAHN,
BRUCE W RAHN, CINDY L RAHN
& DOUGLAS A. RAHN

9TH G.M.D.

EFFINGHAM COUNTY GEORGIA

Project No.:	1025103958
Drawing No.:	SDV
Drawn By:	A.N.H.
Checked By:	W.S.B.
R.L.S. No.:	3331

GEORGIA REGISTERED No. 3331 LAND SURVEYOR SHAWN BEAN

Date:	10/29/2025
Scale:	1"=400'

Sheet No.:
1 of 1

Plotted By:ASHLEY HAWTHORNE
Plot Date: Nov 04, 2026
File Name:1025103958 SDV_recover.dwg

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		1.

AGENDA ITEM:
Update by Thomas & Hutton on the status of the Water and Sewer Master Plan.

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		2.

AGENDA ITEM:
Second Reading on an application submitted by Chad Zittrouer with Kern & Co., on behalf of developer Braly Investments, LLC, requesting to rezone approximately 20.14 acres from R-2 (Residential) to PUD (Planned Unit Development) for a proposed two-phase residential development consisting of a total of 58 units. The subject property, owned by Peter Jr. and Franklin Lamond Johnson, is located at 0 W Ninth Street. *(Parcel #: R2130001)*

SUMMARY EXPLANATION AND BACKGROUND:

ATTACHMENTS:
1. Staff Report-REZ-2026-7.pdf
2. Rezoning-Application - w. 9TH sT CHAD.pdf
3. 250119.000 - CONCEPT 9.4.26.pdf
4. 9th RESERVE - PUD Text.docx
5. Campaign Disclosure Document.pdf
6. 9th Reserve - REZ-2026-7 - Ordinance.pdf
7. EXHIBIT A - Deed.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:

Budget Amendment Required:	If yes, complete below:	
Transfer $	From Acct #:	To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

STAFF REPORT
Rezoning REZ-2026-7

September 15, 2026 Planning and Zoning Board meeting

Next Steps: Public Hearing at September 28, 2026 Council Meeting
First Reading at October 26, 2026 Council Meeting
Second Reading at November 9, 2026 City Council Meeting

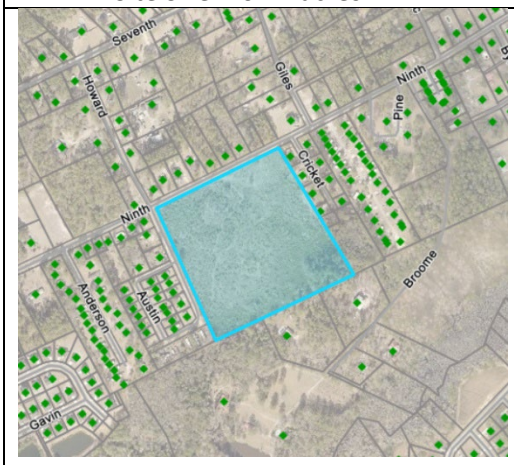
Executive Summary:
An application has been received from Chad Zittrouer on behalf of Braly Investments, LLC to rezone a parcel located at 0 West 9th Street from R-2 (Single-Family and Duplex Residential) to PUD (Planned Unit Development). Upon review of the application, discussion and comments from the public, the Planning and Zoning Board is asked to take one of the following actions:

- Recommend approval of the application as submitted.
- Recommend approval of the application with conditions.
- Recommend denial of the application as submitted.

Background Information:
The applicant has requested the rezoning for the development of a single-family residential subdivision.

Property Information:

- Parcel #: R2130001
- Site Size: 20.14 acres

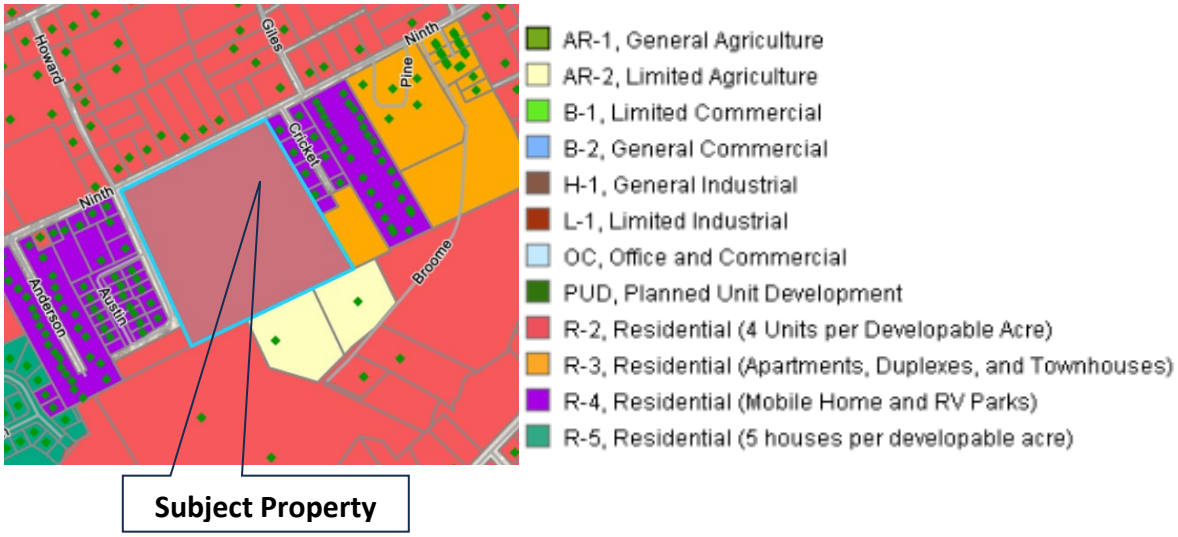


	Zoning	Land Use
North	R-2	Single-family residential
South	R-2 and AR-2	Single-family residential
East	R-4	Single-family residential
West	R-4	Single-family residential

Current Zoning and Land Use

The subject property is zoned R-2. The property is accessed from West Ninth Street and is currently vacant.

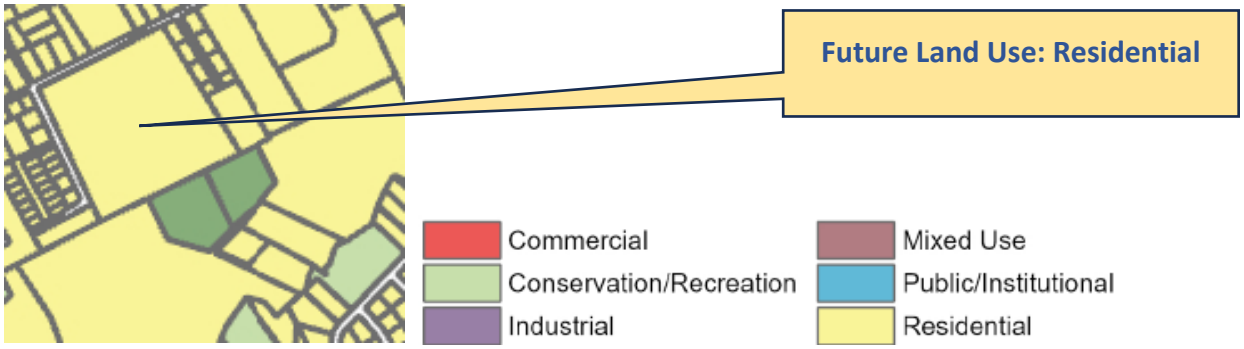
Current Zoning



Future Land Use

The Future Land Use Map, which is part of the adopted City of Rincon Comprehensive Plan 2024, shows the subject property as Residential.

Future Land Use Map from Comprehensive Plan



Zoning District Comparison

The following tables summarize the zoning standards and allowable uses for the R-2 and PUD zoning districts:

Table 90-27.1 – Zoning Districts

	Min. Land Area Per Lot	Max. Dwelling Unit Per Gross Acre	Min. Front setback	Min. side setback	Min. rear setback	Min. width of lot	Min. depth of lot	Min. Open Space	Max building height
R-2	10,500 SF	4	35 FT	15 ft	25 ft	100 ft	100 ft	55%	35 ft
PUD	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table 90-39.1 Key C = Conditional Use, P = Permitted Use, SU = Special Use	R-2
Cemetery	P
Church or Place of Worship	P
Community Center	P
Duplex	P
Library	P
Manufactured Home	C
Public Park	P
Schools, Public or Private	C
Single-Family (detached conventional)	P

PUD District Regulation and Use Information (from UDO Sec. 90-40)

- The PUD District is applicable to tracts of at least five (5) acres of land creation of a single master development will yield greater benefits to the general public than would otherwise occur through more conventional planning and zoning concepts.
- Eligibility Criteria. A PUD must meet the following criteria:
  (1) Demonstrated Benefit.
  (i) Preservation and/or substantial enhancement of significant natural or historic features;
  (ii) Preservation and/or substantial enhancement, as applicable, of significant usable open space;
  (iii) Incorporation of a complementary mixture of uses or a variety of housing types;
  (iv) Inclusion of creative design that allows redevelopment of a nonconforming site, bringing it into closer compliance with the Ordinance;
  (v) Economic development through the creation of primary jobs and/or;
  (vi) Serves as a transition between lower-density single family neighborhoods and higher-intensity residential or mixed -use areas.
- All PUDs shall be served and/or be able to be served by adequate public services, including, but not limited to, water, sanitary sewer, roads, police, fire, and school services. For developments that have the potential for significant impact on infrastructure and services the applicant shall be required to provide an analysis of the impact on transportation, utilities, and community services.
- Land uses for the PUD shall be designated on the associated PUD Concept Plan and/or PUD Master Plan approved by the City Council. These land uses shall be incorporated into the ordinance adopting the PUD zoning for the property. Uses that will be favorably considered for a PUD include family entertainment, restaurants and outdoor dining areas and limited retail services.
- Land uses that are specifically prohibited in a PUD shall include uses that are automobile related (i.e. full-service car washes, gas stations, automotive repair services, vehicle sales, etc.), motels, adult entertainment, vape shops, medical facilities, pawn shops, tax and quick loan offices, title pawn shops, self-service laundry, and veterinary hospitals and boarding facilities.
- A table shall be provided that details any and all dimensional standards, including but not limited to setbacks, buffers, height and number of parking spaces.

Analysis of Request

Per Section 90-102 the following standards will be considered by the City Council in making any zoning decision:

A. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

- The request could be considered a logical extension of a zoning boundary which would improve the pattern of uses in the general area because the surrounding properties are developed with single-family residential uses.

B. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

- This will not be spot zoning and is not unrelated to the existing zoning or pattern of development of the area. The property is over twenty (20) acres and as part of the PUD zoning, the proposed use is single-family residential which are the uses that surround the subject property.

C. Could traffic created by the uses permissible under the proposed zoning traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

- The parcel has frontage directly onto West Ninth Street. Traffic associated with the subject parcel will utilize Howard Street as a required secondary entrance for the proposed subdivision.

D. Will this request place irreversible limitations on the area as it is or on future plans for it?

- This request will not place irreversible limitations on the area or on future plans for the area.

E. Will the uses allowed by the proposed zoning substantially conflict with existing density patterns in the zone or neighborhood?

- The uses allowed by this rezoning to PUD will be established in the accompanying development standards for the PUD which requires that the permitted uses are listed. The proposed use is single-family residential.

F. Would the proposed rezoning precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- The proposed rezoning is unlikely to precipitate similar requests since the surrounding properties are already developed with single-family uses.

G. Will the action adversely impact adjacent or nearby properties in terms of:

1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern.

- The uses introduced by the rezoning will not create noise, odor, or visual hazards that will adversely impact adjacent or nearby properties; additionally, the reduction of light and air should not occur as a result of the rezoning. The proposed use is single-family residential.

2. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

- It is difficult to determine if the proposed rezoning is likely to adversely affect property values of adjacent or nearby properties.

H. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

The rezoning will not result in public service requirements that cannot be provided on an economic basis and therefore will not create an actual burden on the public.

Consistency with the Comprehensive Plan

The recently adopted City of Rincon Comprehensive Plan 2024 guides development for the City of Rincon. Staff reviewed the Vision and Goals section and found the following:

4.2.7 Housing
2. Continue to maintain diverse housing options, including workforce housing stock to meet the needs of the housing market.

Public Outreach Information

- As required by the Ordinance, the public notice sign was placed on the property on September 8, 2026.
- As required by State Code, this item will be advertised in the Effingham Herald on September 9, 2026.
- As required by the Ordinance, the adjacent property owners were notified regarding the request and the date of the City Council public hearing on September 8, 2026.

REZONING APPLICATION

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 F: 912-826-2083
www.cityofrincon.com

PROPERTY INFORMATION

Location Address: West 9th Street	Parcel #: R213-001
Zoning District: ~~R-4~~ R-2	Existing Land Use: Vacant
Proposed Zoning District: PUD	Proposed Land Use: Residential
Net Property Acreage (minus wetlands)*: 20.14	Gross Property Acreage*: 20.14

**The acreage data (net and gross) must be provided in square feet if less than one acre, and in acres if greater than one acre.*

APPLICANT INFORMATION

Applicant Name: Chad Zittrouer	Phone: 912-354-8400
Business Name: Kern & Co., LLC	Email: czittrouer@kernengineering.com
Mailing Address: P O Box 15179	
City: Savannah	State: GA
Zip Code: 31416	

Applicant is (check one): ☐ the Property Owner ☒ Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: Peter Johnson jr. & Lamond Franklin	Phone:
Business Name:	Email:
Mailing Address:	
City: Rincon	State: GA
Zip Code: 31326	

APPLICATION HISTORY

Have any previous applications been made to rezone the subject property?

☑ Yes ☐ No If yes, list the application #: REZ230037

NEED FOR REZONING (address attached criteria)

See Criteria Responses on Page 4 and Narrative in PUD Text Document

Applicant's Certification: I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

On form turned in _____ 8/14/26

Signature of Applicant **Date**

SUBMITTAL REQUIREMENTS

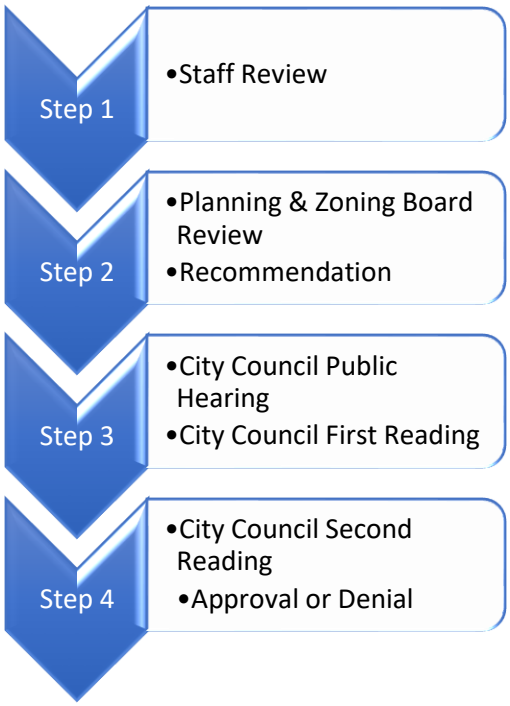
☐ A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds
☐ The present and proposed land uses of all adjoining properties if under the same ownership
☐ The names, addresses, and zip codes, at the date of filing, of property owners adjacent to and across any public right-of-way from the property being proposed for rezoning, including properties diagonally across an intersection
☐ All known previous applications for a map amendment affecting the same premises
☐ A scaled map or plat, which shall show the property referred to in the application and all adjoining lots or parcels of land which are also under the same ownership (1 digital and 1 – 11 X 17)
☐ Campaign Contribution/Gift Disclosure Form

***Note:** A neighborhood meeting is suggested but not required prior to the Planning and Zoning Board Meeting

REZONING APPLICATION FEE

$500.00

PROCESS



Office Use Only:

Application #: REZ-2026-7

Date Received: 08/19/26

Date Sign Posted: 9/8

Date Adjacent Property Letters Mailed: BY APPLICANT NO LATER THAN 9/9

Date of Newspaper Ad: 9/9

P&Z Meeting: 9/15

Council Public Hearing: 9/28

Council First Reading: 10/12

Council Second Reading: 10/26

☐ **Approved**

☐ **Denied**

☐ **Withdrawn by Applicant**

REZONING CRITERIA

In order to promote the public health, safety, and general welfare of the City of Rincon against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the City Council in making any zoning decision:

(A) Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? YES

(B) Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? NO

(C) Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards? NO

(D) Will this request place irreversible limitations on the area as it is or on future plans for it? NO

(E) Is there an imminent need for the rezoning and is the property likely to be used for the use requested? YES

(F) Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood? NO

(G) Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood? NO

(H) Will the action adversely impact adjacent or nearby properties in terms of:

(1) Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern. NO

(2) Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern. NO

(3) Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems? NO

(I) Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public? NO

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

BLANDFORD AVENUE / W 9TH STREET R/W

HOWARD STREET
60' R/W

Amenity Area

Detention Area

Lots 2 & 4
Regile Fox Subdivision
Plat Book 3, Page 123
N/F Hansford E. Ennis
Deed Book 444, Page 1
PN: R2040066

Lots 6 & 8
Regile Fox Subdivision
Plat Book 3, Page 123
N/F Robert T. Fields and
Christine Fields
Deed Book 255, Page 160
PN: R2040065

Lots 10 & 12
Regile Fox Subdivision
Plat Book 3, Page 123
N/F Sawmaker Commercial
Real Estate, LLC
Deed Book 2861, Page 617
PN: R2040064

Lot 14
Regile Fox Subdivision
Plat Book 3, Page 123
N/F Bob Dean Heard
Deed Book 2861, Page 861
PN: R2040063

5/8" RBF
GLS #1336 Crawford
N/F Antonia Crawford Frazier
Deed Book 7888, Page 388
PN: R2040062A

N/F Antonia Crawford Frazier
Deed Book 7888, Page 388
PN: R2040062

Parcel 1
Property Division for Kenneth E. Baxley
Plat Cabinet D237, Page A1
N/F Dwan Whitehead and Natisha Tanay Whitehead
Deed Book 2723, Page 739
PN: R2580009A00

Parcel 2
Property Division for Kenneth E. Baxley
Plat Cabinet D237, Page A1
N/F Terry N. Douberley and William D. Douberley
Deed Book 3225, Page 399
PN: R2580009

Parcel 1
Property Survey for John McDermot
Plat Cabinet C125, Page C1
N/F Lowan Investments, LLC
Deed Book 1725, Page 328
PN: R2580008

Property Survey for N. H. Lambrecht
Plat Book 17, Page 206
N/F Richard S. Smith and Linda L. Smith
Deed Book 2548, Page 527
PN: R2390078000

20' Sewer Easement

S17°27'00"E 127.60'
S17°27'00"E 121.57'
S17°27'00"E 112.29'
S17°27'00"E 268.62'
S63°55'29"W 959.71'
S63°54'03"W
S63°47'53"W 241.39'
S64°02'28"W 275.55'
S64°02'28"W 805.53'
N21°17'09"W 472.90'
N25°30'13"W 39.70'
N25°30'13"W 21.36'
N25°30'13"W 120.96'
N25°30'13"W 89.60'
N25°30'13"E 72.07'
N64°15'22"E 124.73'
N63°18'30"E 142.76'
N63°18'30"E 65.00'
N62°24'53"E 132.34'
N63°18'30"E 105.00'
N63°18'30"E 105.00'
S63°18'30"W 105.00'
S63°18'30"W 105.00'
S63°18'30"W

Kern & Co., LLC
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist

Planned Unit Development District –
Development Text Submitted for 9TH RESERVE –
PIN # R213-001
for Braly Investment Properties, LLC.

Documents submitted:
1. Development Text - Approval requested
2. Planned Development District Master Plan - Approval requested

This development text and the attached Planned Unit Development District Master Plan are submitted for approval by the Rincon City Council, in accordance with the City of Rincon's Ordinances. This development text serves as the development text for the property per the PUD Section of the City of Rincon's Ordinances. The attached Master Plan is submitted as the official Master plan per the PUD Section of the City of Rincon's Ordinances.

A) General Description

Project name:	9TH RESERVE
PIN:	R213-001
Size:	20.14 AC
Location:	Blandford Road
Current zoning:	R-4
Proposed zoning:	PUD
Developer:	Braly Investment Properties, LLC.

The 9TH RESERVE property is a unique piece of property surrounded by a mixture of estate lots, mid-sized lots and mobile home developments on the surrounding properties. This PUD rezoning allows us to propose a 2 or 3 Phase project with varying buffers minimizing the access points along W 9th Street while providing a centralized Amenity Area which will be the focal point of the Entrance Drive. The 12 frontage lots along Howard Street allow us to complete the utility extensions, construct building pads and begin vertical construction on those lots while the infrastructure for the remainder of the development is underway.

B) Present Ownership

The property is under the ownership of Peter Johnson, Jr. and Lamond Franklin

C) Proposed Land Uses and Development Standards

The proposed development will consist of:

1.Detached Single Family

Covenants will be established which will be established, at a minimum, the covenants will address compliance with the City's Codes and ordinances, specifically Section 90.31 – Design Standards for Conventions Single-Family structures as follows:

(1) Roof. Permitted roofing materials include standing seam metal, architectural asphalt shingles or slate or composite roofing. Plastic panels are prohibited as roofing materials with the exception of being used as materials for skylights or patio covers.
(2) Exterior Walls. The exterior walls shall be comprised of the following materials: clapboards, simulated clapboards such as conventional vinyl (if at least X thick or X grade) or metal siding over a minimum covering of one-half inch exterior wood sheathing, wood shingles, shakes, stucco, brick, brick veneer, concrete block, or similar materials, but shall not include smooth, ribbed, corrugated metal panels.
(3) Driveway. A minimum of ten feet wide driveway access from a public or private road is required for all lots.
(4) Foundation. All principal structures shall be placed on a permanent foundation. For the purposes of this section, a permanent foundation shall mean a concrete slab, concrete footers, foundation wall, pilings or post construction which complies with the City Building Code.
(5) All dwelling units and habitable spaces must meet the requirements of all Federal, State and local Codes.
(6) If handicapped ramps are added they must meet the requirements of ADA, Federal, State and local Codes.
(7) All dwelling units and habitable spaces must meet the requirements of all State of Georgia Building and Construction Codes.
(8) The following standards shall only apply to development in the XX zoning districts:

(a) Windows. Windows shall have exterior trim. The use of fiber cement, composite, or wood for trim is encouraged over the use of vinyl or PVC trim. Trim depth shall create visible shadow lines and shall not be flush with the wall surface.
(b) Garages. Front entry garages shall not exceed 50 percent of the building width. Side entry garages shall have windows comprising at least ten percent of the front facing wall. Rear loaded garages shall be encouraged. Parallel parking areas adjacent to the street shall be encouraged.
(c) Large expanses of blank walls shall be broken up by features such as windows, doors, window reveals, offsets, balconies, projections, recessed or covered entrances, porches or similar elements that comprise not less than 15 percent of the street-facing wall.
(d) Covered porches that are at least five feet in depth at the base are required.
(e) Eaves. Eaves shall be designed to create visible depth and shadow. Minimal or flush roof edge conditions are not permitted.
(f) Soffits. Enclosed soffits with a continuous slope are encouraged.

A Homeowner's Association will be created for the entire community to provide for the operations, maintenance, and repairs of the amenities, sidewalks, and other assets turned over to the HOA. In addition to the normal operation and maintenance responsibilities, landscaping and lawn maintenance will also be provided by the HOA.

2.Community Recreational Facilities

The development amenities will be designed to provide a variety of recreational opportunities to the residents of the development. Approved recreations uses will be as follows:

1) Grass Play Field/Playground Area
2) Covered Pavillion
3) Overflow Parking Lot
4) Covered Bus Stop/Mail Kiosk

Provisions for the proposed development standards are summarized in the Table 1-1.

Table 1-1: Detached Single-Family	
Lot Size	7,200 SF minimum
Width	60’ minimum
Depth	120' minimum
Height (Maximum)	35'
Setbacks (Minimum)	
Front	25'
Side (interior)	5’
Side (street)	15’
Rear	25'

*Net Density (maximum) 5.0 units/acre

Buffers will be provided as follows:

North (West 9th Street): 25’
West (South Howard Ave): 0’
South (Existing Lots): 50’
East (Existing Lots): 25’ (Additional 20’ Utility Easement along Eastern Boundary)

1. Percentage of Land Uses

Table 1-2 indicates the approximate acreages of land uses planned for the proposed development.

Table 1-2: Land Uses		
	Acres	Percentage of Site
Detached Single-Family	10.89	54.1
Stormwater Pond/Lake	2.64	13.1
Right-of-Way Dedication	2.98	14.8
Buffers	2.22	11.0
Amenity Area	0.97	4.8
Existing Utility Easement	0.44	2.2
TOTAL	**20.14**	**100**

2. Dwelling Units

Table 1-3 summarizes the areas of the proposed development. Gross density refers to the number of units divided by the total land area. Net density equals the number of units divided by the developable/useable site area.

Table 1-4: Dwelling Unit Summary				
Number of Units	Total	Useable*	Gross Density	Net Density**
58	Acres 20.14	Acres 14.84	2.88 units/acre	3.91 units/acre

*Useable Acreage includes Lot Acreage, R/W & Amenity Area
**Max net density requested is 5.00 units per acre

3. Proposed Dedication of Public Use

Streets & Utility Easements:

All streets and utility easements will be presented to the City of Rincon Council for acceptance as public streets and easements. Roads will be within a 60' right of way and constructed to the City's local street standards with curb and gutter, sidewalks, and street lights. Sidewalks located within the right-of-way will be maintained by the HOA.

4. Open Space and Common Areas

Community Recreation Facilities and Amenity Area:

Recreational facilities and common areas will be owned and maintained by the developers until dedicated to a Homeowner Association

Stormwater Pond/Lake:

Stormwater Pond/Lake will be located as an amenity to the community and to manage stormwater runoff. Stormwater will generally be collected into common detention area, creating open water features and allowing for the settling of pollutants. Lakes shall be owned and maintained by the developer until such time as these amenities are dedicated to the Homeowners Association.

Table 1-4 provides a summary of open space for the proposed development.

Table 1-5: Open Space Summary

	Acres	Percentage of Site
Stormwater Pond/Lake	2.64	13.1
Buffers	2.22	11.0
Amenity Area	0.97	4.8
Existing Utility Easement	0.44	2.2
TOTAL	**6.27**	**31.1**

*Open space required is 20% net useable area (2.97 acres required)
**Open space provided is 6.27 acres/14.84 useable acres = 42.3% provided.

5. Utilities

Water and sewer will be provided by the City of Rincon. Water and sanitary sewer infrastructure shall be installed by the developer and dedicated to the City of Rincon upon acceptance by City Council. A 10' utility easement will be provided across the frontage of all lots. Stormwater management will be handled through stormwater infrastructure and a stormwater detention pond. All plans and construction will comply with all local, state and federal guidelines/regulations and will meet or exceed the requirements of the City of Rincon.

6. Access and Parking

The overall street network of the proposed development is designed to provide options for both vehicular and pedestrian access. The street network enhances mobility and provides for more efficient delivery of services to the community. Through the placement of sidewalks throughout the community, residents are encouraged to walk or ride a bike to visit the neighbors, to access community recreation areas, or simply for exercise.

The property shall be accessed primarily by two ingress/egress point, one on Blandford Road (West 9th Street) and one on Howard Street. This access shall meet the minimum standards of a 60'right of way for a local street. The road design will be subject to the access management and encroachment regulations for the City of Rincon's Roadway system.

7. Signage

It is anticipated that the development will include signs at the access points along Blandford Road (West 9th Street). Signage will be approved by the City of Rincon.

CAMPAIGN CONTRIBUTION/GIFT DISCLOSURE

CITY OF RINCON
Planning & Development Department
302 S Columbia Avenue
Rincon, GA 31326
P: 912-826-5996 www.cityofrincon.com

Have you made campaign contributions or gifts to one or more City of Rincon Official(s), including any member of the Planning and Zoning Board, during the past two years, that when combined, total an amount greater than $250.01?

- [x] No. I have not made campaign contributions/gifts to any City of Rincon Official(s).
- [ ] Yes. I have made campaign contributions/gifts to one or more City of Rincon Official(s).

City Official	Title	Dollar Value

I hereby depose and say that all statements herein are true, correct and complete to the best of my knowledge and belief.

Signature of Applicant **Date** 8.14.26

Office Use Only:

Application #: _____ Date Received: _____

Updated 12/2023

STATE OF GEORGIA
CITY OF RINCON

ORDINANCE NO. 2026-

AN ORDINANCE BY THE MAYOR AND CITY COUNCIL FOR THE CITY OF RINCON TO REZONE TO PLANNED UNIT DEVELOPMENT (PUD) A CERTAIN PROPERTY KNOWN AS PARCEL # R2130001 LOCATED IN RINCON, GEORGIA, TO AMEND THE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE CITY OF RINCON, GEORGIA ACCORDINGLY; TO PROVIDE FOR NOTICE; TO PROVIDE FOR SEVERABILITY; TO PROVIDE AN EFFECTIVE DATE; TO REPEAL ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND FOR OTHER PURPOSES.

WHEREAS, the duly elected governing authority of the City of Rincon, Georgia is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to its property, affairs and local government;

WHEREAS, the Mayor and Council have authority to amend the City's Official Zoning Map from time to time, and;

NOW THEREFORE, THE MAYOR AND COUNCIL OF THE CITY OF RINCON HEREBY ORDAINS, in a regular meeting assembled and pursuant to lawful authority thereof, as follows:

Section 1. That the Zoning Ordinance and Official Zoning Map of Rincon, Georgia, as amended, be amended so that the following described property, known as Parcel # R2130001 (20.14 acres) located off Ninth Street, presently owned by Peter, Jr. and Franklin Lamond Johnson, as more fully described in Exhibit A, be rezoned from its present R-2 (Residential – Single-Family and Duplex) to PUD (Planned Unit Development).

Section 2. The passage of this ordinance shall also effect an amendment to the Land Use Element of the Comprehensive Plan for the City of Rincon, Georgia, of which notice shall be provided by the City to the Georgia Department of Community Affairs, through the Brunswick, Georgia, Regional Development Commission, said notice providing that this ordinance constitutes a local "minor amendment" to the land use element and that the next update to the City's Comprehensive Plan will reflect such change.

SEVERABILITY. If any section, clause, sentence or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent

jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this ordinance.

EFFECTIVE DATE. This ordinance shall become effective immediately upon its adoption by the City Council.

REPEAL. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

SO ORDAINED this _____ day of _____, 2026.

CITY OF RINCON

_____
Kevin Exley, Mayor

ATTEST: _____
Dulcia King, City Clerk

BK:2815 PG:754-754
D2022010595

8849504050
PARTICIPANT ID

FILED IN OFFICE
CLERK OF COURT
10/24/2022 03:20 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

PT-61 051-2022-003180

RETURN TO:
REDDICK & EXLEY
ATTORNEYS AT LAW
P.O. BOX 385
SPRINGFIELD, GA 31329

GIFT DEED
RIGHT OF SURVIVORSHIP

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 24th day of OCTOBER, 2022, between PETER JOHNSON of the FIRST PART, and PETER JOHNSON, JR. and FRANKLIN LAMOND JOHNSON of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the natural love and affection he has for his children, the said second parties herein, has granted, given, conveyed and confirmed and by these presents does grant, give, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to their heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 9th G.M.D., Effingham County, Georgia, and being known and designated as Parcels A and B upon a map or plat prepared by Paul D. Wilder, dated January 2, 1989 and recorded in Plat Book 24, Folio 76 of Effingham County Records. Said Parcels A and B as a whole containing 20.14 acres and being bounded as follows: on the North by Blandford Road; on the West by Howard Street; on the South by lands now or formerly owned by Thomas H. Broome, Jr. and on the East by Lots 2, 4, 6, 8, 10, 12, 14 and other lands of Lloyd Johnson.

This being the same property conveyed by Deed from Carrie L. Burgess to Peter Johnson and Cathy Johnson by Deed dated February 21, 1989 and recorded in said Clerk's Office in Deed Book 264, Page 458 and further conveyed by Court Order from Cathy Johnson to Peter Johnson by Order dated April 9, 1996 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Deed Book 404, Page 423.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to her heirs, executors and assigns of the survivor, forever in Fee Simple.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Peter Johnson (SEAL)
PETER JOHNSON

Signed, sealed and delivered
in the presence of:

Lyndsey P. Burd
Unofficial Witness

R Edward Reddick Jr
Notary Public
lb

R EDWARD REDDICK JR. NOTARY PUBLIC EFFINGHAM COUNTY GEORGIA EXPIRES August 23, 2026

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		3.

AGENDA ITEM:
Vote on an application submitted by Lawrence Alexander Homes, LLC, requesting variance approval to allow the construction of a duplex on a substandard lot, with a 2-foot reduction in the required front setback from 35 feet to 33 feet and a 2-foot reduction in the required rear setback from 25 feet to 23 feet. The subject property, owned by Lawrence Alexander Homes, LLC, is located at 200 Magnolia Drive. The property consists of approximately 0.209 acres and is zoned R-2 (Residential). (Parcel #: R2090016A). *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including the possibility of moving the structure to be within the required setbacks. The members stated that they were in favor of the variance for the setback reductions but were not in favor of allowing a duplex on a substandard lot. One member of the public submitted written concerns (which are attached as part of the record).*

SUMMARY EXPLANATION AND BACKGROUND:
**** SEE PUBLIC HEARING ITEM FOR ATTACHMENTS. ****

ATTACHMENTS:

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		4.

AGENDA ITEM:
First Reading on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 139 Ackerman Road. (Parcel #: R2710005). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited and that a minimum 25' buffer be required adjacent to residentially zoned parcels. Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.*

SUMMARY EXPLANATION AND BACKGROUND:
**** SEE PUBLIC HEARING ITEM FOR ATTACHMENTS. ****

ATTACHMENTS:

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		5.

AGENDA ITEM:
First Reading on an application submitted by Alexander 3 Investments LLC requesting a zoning map amendment to rezone approximately 1.03 acres from R-2 (Single-Family and Duplex Residential) to B-2 (General Commercial). The subject property, owned by Jack Enriquez, is located at 0 Ackerman Road. (Parcel #: R2710005B00). Staff recommends that the uses allowed on the parcel as a result of the rezoning be limited as stated in the ordinance and that a minimum 25' buffer be required adjacent to residentially zoned parcels. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. However, the members present discussed the request, including when and why the existing commercial area on Ackerman was rezoned and how many homes are located off of Ackerman Road. Several members of the public expressed concerns about the uses that would be allowed by the rezoning, how the area has changed from primarily residential to primarily commercial, a lack of regular patrols on Ackerman Road and concerns about future development of the area.*

SUMMARY EXPLANATION AND BACKGROUND:
**** SEE PUBLIC HEARING ITEM FOR ATTACHMENTS. ****

ATTACHMENTS:

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		6.

AGENDA ITEM:
First Reading on the third set of 2026 Unified Development Ordinance (UDO) amendments. These amendments include changes to Chapters 2, 3, 4, 6, and 7 as well as a general renumbering of the UDO. *The Planning and Zoning Board was unable to vote at its October 20, 2026 meeting due to a lack of quorum. Members present discussed the proposed amendments and recommended revisions regarding front yard setback reductions on corner lots and eligibility to serve on City boards.*

SUMMARY EXPLANATION AND BACKGROUND:
**** SEE PUBLIC HEARING ITEM FOR ATTACHMENT. ****

ATTACHMENTS:

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item #

Fund Account Name:

Account tabulation:

Current Budget Amount	$0
Deduction of this purchase amount	$0
Remaining budget balance in this line item	$0

Meeting Date	AGENDA COVER PAGE	Agenda Item Number
11/09/2026		7.

AGENDA ITEM:
Request approval to trade all primary weapons to Smyrna Police Distributors and purchase 36 new weapons complete with holsters, optics, and flashlights in the amount of $45,494.20 from SPLOST.

SUMMARY EXPLANATION AND BACKGROUND:
The current issued handguns for the Rincon Police Department are about five years old. The weapons we have right now are not compatible with optics or flashlights, and our current holsters will not accommodate either. To bring the weapon systems to contemporary standards, increase accuracy, and reduce liability I am asking for your approval regarding the purchase/trade of these weapons.

ATTACHMENTS:
1. 3221_001.pdf

BUDGET and PURCHASE INFORMATION SECTION:

Budget Amendment:
Budget Amendment Required: Yes If yes, complete below:

Transfer $ From Acct #: To Acct #:

Purchase:

Funds to be paid from line item # 321-3200-542500

Fund Account Name: Equipment (Capital)

Account tabulation:

Current Budget Amount	$$181,230.35
Deduction of this purchase amount	$$45,494.20
Remaining budget balance in this line item	$$135,736.15

2295 S Cobb Dr SE
Smyrna, GA 30080
(770) 434-1986

27299
INVOICE # **Quote**

Thank you for shopping with us! PLEASE NOTE OUR PAYMENT ADDRESS HAS CHANGED AS OF 04/10/2026 SEE BELOW!

RINCON POLICE DEPARTMENT - 3654756
107 W. 17 STREET
RINCON, GA 31326
(912) 826-5200
pscholl@cityofrincon.com

Quote number: 27299
10-28-2026 - 08:09:41 AM
Sales Person:MIKE W
Estimated Date: N/A

Qty	Unit Price	Description	Tax	Ext.Price
36	164.00	STREAMLIGHT TLR-1 HL,C4-LED HL 1000 LUMENS 69260/ 69260 Mfg:Streamlight Size:630	No	5904.00
30	155.00	SAFARILAND 6360RDS GLOCK 19/45 COA GEN 6 W/ X300U STX BSK BLK RH 6360RDS-28362-481/ 6360RDS-28362-481 Mfg:Safariland	No	4650.00
8	90.00	SAFARILAND 6378RDS-ALS GLOCK 19/45 GEN 6 W/ LARGE LIGHT RH BLK PLAIN 6378RDS-28362-411/ 6378RDS-28362-411 Mfg:Safariland	Yes	720.00
36	90.00	SLR RIFLEWORKS GEN 6 G45/17 MAGWELL MW-GL-45-G6/ MW-GL-45-G6 Mfg:SLR RIFLEWORKS Model:MW-GL-45-G6	Yes	3240.00
36	0.00	GLOCK (-) CONNECTORS INSTALLED AT FACTORY NOTE/ NOTE Mfg:Smyrna Police Distributors	No	0.00
23	(-290.00)	GLOCK 45 9MM W/ 3 MAGS AND BOX DEPARTMENT-TRADE/ DEPARTMENT-TRADE Mfg:Smyrna Police Distributors Model:DEPARTMENT-TRADE	No	(-6670.00)
4	(-300.00)	GLOCK 19 GEN 5 9MM W/ 3 MAGS AND BOX DEPARTMENT-TRADE/ DEPARTMENT-TRADE Mfg:Smyrna Police Distributors Model:DEPARTMENT-TRADE	No	(-1200.00)
2	(-400.00)	SHADOW SYSTEMS XR920 W/ HOLSOUN 9MM DEPARTMENT-TRADE/ DEPARTMENT-TRADE Mfg:Smyrna Police Distributors Model:DEPARTMENT-TRADE	No	(-800.00)
2	(-250.00)	FN SHOTGUNS UNKNOWN MODEL 12 GA DEPARTMENT-TRADE/ DEPARTMENT-TRADE Mfg:Smyrna Police Distributors Model:DEPARTMENT-TRADE	No	(-500.00)
2	(-300.00)	BUSHMASTER AR-15 223 16" SEMI AUTO DEPARTMENT-TRADE/ DEPARTMENT-TRADE Mfg:Smyrna Police Distributors Model:DEPARTMENT-TRADE	No	(-600.00)
36	461.95	GLOCK 45 GEN 6 9MM FXD LAW ENFORCEMENT 17RND *DROPSHIP* P64550202*/ P64550202* Mfg:Glock Model:45 GEN 6	No	16630.20
36	45.00	AMERIGLO NIGHT SIGHTS GL-506/ GL-506 Mfg:Ameriglo Model:GL-506	No	1620.00
36	625.00	TRIJICON RCR1 LED SIGHT RCR1-C-3300001/ 719307619609 Mfg:Trijicon	No	22500.00
1	0.00	GEORGIA STATE CONTRACT HOLDER #99999-SPD0000209-012 (2026) STATE CONTRACT GA/ STATE CONTRACT GA Mfg:Smyrna Police Distributors	No	0.00

Customer PO. Number: QUOTE/ GLOCK
Terms: NET 30 DAYS
Delivery Terms: DROPSHIP UPON APPROVAL ON LETTERHEAD OR PURCHASE ORDER
Contact Info: MIKE WARD
mikeward@spdist.com
470-922-8246

Sub Total	$45494.20
Taxable Amount	$0.00
Sales Tax	$0.00
You Saved	$3976.00
Total Amount	**$45494.20**

Quote Notes