

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 Ave. • P.O. Box 232
Rincon, GA 31326
Phone: (912) 826-5745

Via Certified U.S. Mail #: 9589 0710 5270 1028 5067 55

April 24, 2026

Board of Commissioners of Effingham County, Georgia
804 S Laurel Street
Springfield, GA 31329

Re: Annexation of Property owned by Bruce and Cindy Rahn: Parcel # 04470013B00 – 114.13 acres

Dear Commissioners:

Please be advised that the City of Rincon, Georgia, by the authority vested in the Mayor and the Council of the City of Rincon, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property hereinafter described by ordinance at a regular meeting of the Mayor and the City Council.

The City of Rincon, Georgia accepted a petition for annexation of the above listed property on April 20, 2026

This letter has been sent to you by certified mail, return receipt requested, within seven (7) days of acceptance of an application for annexation, a petition for annexation, or upon the adoption of a resolution for annexation by the City of Rincon, in accordance with O.C.G.A. Sections 36-36-6, 36-36-11(c)(1), and 36-36-111 and within seven (7) days of the filing of an application for zoning pursuant to O.C.G.A. Section 36-36-11. The property to be annexed is contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal description of the property is as follows:

Please see Exhibit A attached hereto which is hereby incorporated herein and made a part hereof.

Pursuant to O.C.G.A. Sections 36-36-7 and 36-36-9, you must notify the governing authority of the City of Rincon, in writing and by certified mail, return receipt requested, of any County

facilities or property located within the property to be annexed, within five (5) business days of the receipt of this letter.

Pursuant to O.C.G.A. Section 36-36-11 a public hearing on zoning the property to be annexed will be held on Monday, June 8, 2026, at 6:30 p.m. at 107 W 17th Street. The date of the zoning public hearing will be advertised in the legal organ of Effingham County, Georgia. If the County has an objection under O.C.G.A Section 36-36-11 or under Article 7 of the same title and chapter, in accordance with the objection and resolution process for these statutes, you must notify Kevin Exley, Mayor of the City of Rincon, within seven (7) calendar days of the receipt of this notice or the time frames listed under Article 7 of the same title and chapter.

Further, pursuant to O.C.G.A. Section 36-36-111, the current zoning of this tract (114.13 acres) of land is AR-1 (Agricultural Residential) and the current use of the property is undeveloped. The proposed zoning in Rincon for the 114.13 acres as described on Exhibit A when annexed will be PUD (Planned Unit Development) and the intended land use will be single-family residential and townhouse units.

Further, the Petition for Annexation, Application for Rezoning and Map of Parcel to be Annexed are included with this letter.

Should you have any questions about this matter, please contact me at tlewis@rinconga.gov or 912-826-5996 x113.

Kind regards-



Teri B. Lewis, AICP
Director of Planning & Development

**ANNEXATION
APPLICATION PACKET**

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:	Parcel #:
TBD Lexington Ave	04470013B00
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Acreage:	
114.13	

APPLICANT INFORMATION

Applicant Name:	Phone:
Dylan Wingate	478-322-0028
Business Name:	Email:
Patriot Development Group	dylanw@pd.group
Mailing Address:	
817 GA Hwy 247, Unit 10	
City:	State:
Kathleen	GA
Zip Code:	
31047	

Applicant is (check one): the Property Owner Not the Property Owner

OWNER INFORMATION

Owner Name:	Phone:
Bruce and Cindy Rahn	912-604-2183
Business Name:	Email:
	hushpuppy@windstream.net
Mailing Address:	
469 Lexington Ave Ext	
City:	State:
Rincon	GA
Zip Code:	
31326	

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]

11/05/25

Lexi Wilt 724.28

Signature of Applicant

Date

Notarized

SUBMITTAL REQUIREMENTS

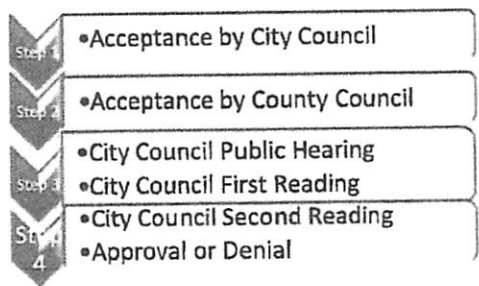
- Boundary Survey or Plat
- Deed (containing legal description)
- Rezoning Application (annexation specific)
- Petition Requesting Annexation

ANNEXATION APPLICATION FEES

No fees required



PROCESS



Office Use Only:

Application #: Annex-2025-4

Date Certified Letter Sent to School Board: _____

Date Received: 12/15/25

Date Certified Letter Sent to Effingham County: _____

Date County Accepted Annexation Petition: _____

Date of Newspaper Ad: _____

Date Sign Posted: _____

Date Adjacent Property Letters Mailed: _____

Council Public Hearing: _____

Council First Reading: _____

Council Second Reading: _____

- Approved
- Denied
- Withdrawn by Applicant

PETITION REQUESTING ANNEXATION

Date: 11/05/25

To the Mayor and City Council of Rincon, Georgia.

1. The undersigned, as owners of all real property of the territory described herein, respectfully request that the City Council annex this territory to the City of Rincon, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Rincon, Georgia and the description of such territory is attached.

This 5 day of NOVEMBER, 20 25.

J-Ho [Signature]

Owner's Name

[Signature]

Owner's Signature

REZONING APPLICATION FOR ANNEXATION

PROPERTY INFORMATION

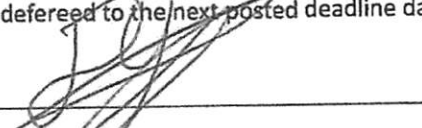
Location Address: TBD Lexington Ave	Parcel #: 04470013B00
Current Zoning (County): AR-1	Current Land Use: Undeveloped
Proposed Zoning (City): PUD	Proposed Land Use: Single Family Residential & Townhomes
Acreage: 114.13	

APPLICANT INFORMATION (see annexation application)

Applicant is (check one): the Property Owner Not the Property Owner

OWNER INFORMATION (see annexation application)

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.



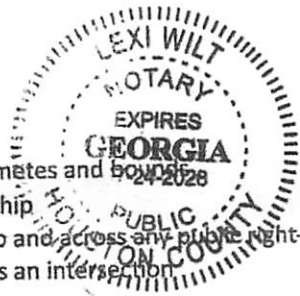
Signature of Applicant

11/05/24

Date

Lexi Wilt - 774 78

Notarized



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

REZONING APPLICATION FEES

No fees required

**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

11/05/25
Date

Office Use Only: Application #: _____ Date Received: <u>12/15/25</u>

**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 #: 04470013800
Owner Name: Bruce + Cindy Rahn Phone Number: 912-604-2183
Email Address: _____

AFFIDAVIT

I, Bruce + Cindy Rahn swear that I am the owner of the property which is the subject
(Property owner name)
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: 478-322-6028
Address: 817 GA Hwy 247, Unit 10 Kathleen, GA 31047
Email Address: _____

X Bruce W. Rahn X Cindy J. Rahn
Signature of Owner

Sworn and subscribed to me this 20 day of November, 2029 that the
information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Lexi Wilt 1/24/28
Notary Public, State of Georgia



Office Use Only:

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

Updated 12/2023



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

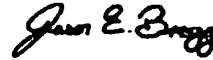
Brian H. Braun, PE
President

Locations: Leesburg • Warner Robins • Valdosta

EXHIBIT A

**BK:2885 PG:853-853
D2023010040**

FILED IN OFFICE
CLERK OF COURT
12-17-2023 09:59 AM
ASON R. BRADY, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA



6649164053
PARTICIPANT ID

RETURN TO
FEDRICK & POLLETT
ATTORNEYS AT LAW
P.O. BOX 402
BRINCFIELD, GA 31309

SURVIVORSHIP DEED

PT-61 051-2023-003272

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.

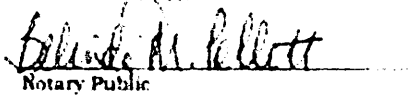


BRUCE W. RAHN)SEAL

Signed, sealed and delivered
in the presence of



Unofficial Witness



Notary Public
hu



**BK:2885 PG:854-855
D2023010041**

FILED IN OFFICE
CLERK OF COURT
12/13/2023 10:06 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

8046504060
PARTICIPANT ID

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

PT-61 051-2023-003273

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

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

WITNESSETH, That the said parties 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, have granted, bargained, sold, aliened, conveyed and confirmed and by these presents do 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 Four and Six Hundredths (4.06) acres, more or less, and being triangular in shape and being bounded on the north by lands now formerly of Mildred Burgatiner and by lands now or formerly of Annette York and Margie Blewett; on the southeast by Lexington Avenue Extension known as County Road # 125 and on the southwest by lands of Milton Carol Rahn

Express reference is hereby made to the plat of said lands made by Noel B. Ackerman, R.L.S. #1128 dated August 2, 1993 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet B, Slide 107-C, better determining the metes and bounds of said lands herein conveyed

SUBJECT, to restrictive covenants and easements of record.

Should the Grantees or Survivor desire to sell or convey the Property, the Grantees or Survivor shall first offer the Property to Habitat for Humanity of Effingham County, Inc., or its successor in interest, in the following manner:

The Grantees or Survivor shall serve notice in writing to Habitat for Humanity of Effingham County, Inc., P.O. Box 578, Springfield, Georgia, 31329, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivor have a bona fide offer for the sale of the Property, the Name and Address of the person desiring to purchase the Property, and the sales price and terms of payment for the sale. The notice shall also contain an offer to sell the Property to Grantor, or its successor in interest, upon the terms and conditions set forth in the bona fide offer.

For a period of thirty (30) days after the receipt of the notice, Habitat for Humanity of Effingham County, Inc., or its successor in interest, shall have the right to purchase the Property in accordance with the terms of the bona fide offer. If Habitat for Humanity of Effingham County, Inc., or its successor in interest, fails to exercise the right of the first refusal

B.W.R.

set forth in this covenant, the Grantees or Survivor may sell or convey the Property to the party making the bona fide offer, but only at the price and upon the terms specified in the notice.

Nothing in this covenant shall prevent a sale or conveyance of the Property at any time provided the Grantees or Survivor receive the prior written approval of Habitat for Humanity of Effingham County, Inc. or its successor in interest.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

This being the same property conveyed by deed from HABITAT FOR HUMANITY OF EPPINGHAM COUNTY, INC. to BRUCE W. RAHN AND CINDY L. RAHN dated December 28, 2001, and recorded in the said Clerk's office in Deed book 784, Page 401.

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 parties of the FIRST PART, for their 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 parties of the FIRST PART have hereunto set their hands, affixed their seals, and delivered these presents, the day and year first above written.

Bruce W. Rahn (SEAL)
BRUCE W. RAHN

Cindy L. Rahn (SEAL)
CINDY L. RAHN

Signed, sealed and delivered
in the presence of:

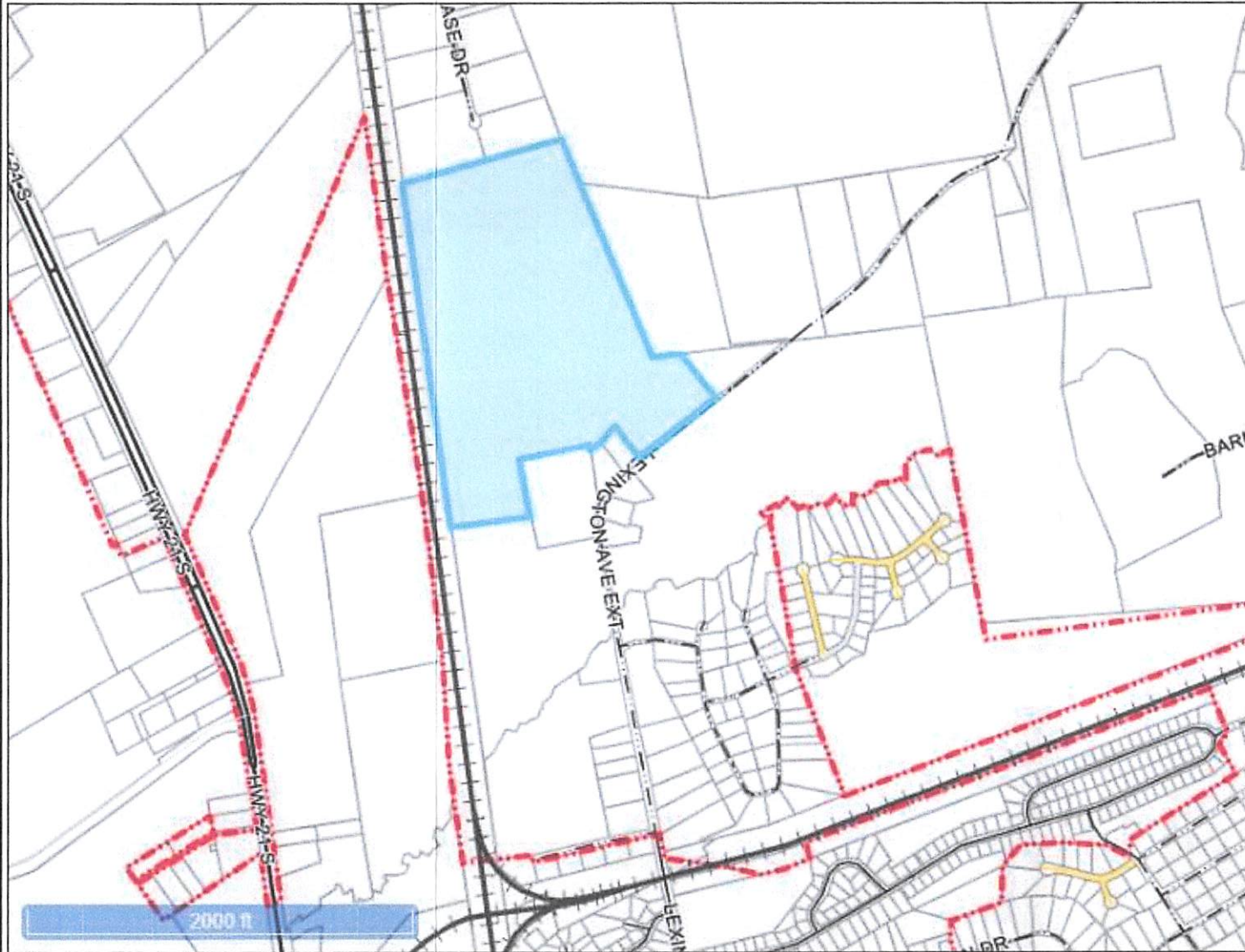
[Signature]
Unofficial Witness

[Signature]
Notary Public
hsu





Proposed Annexation



Legend

- ◆ Address Points
- Parcels
- City Boundary
- Effingham County Boundary
- Road Names
- Road Centerlines
- City Roads
- Private Roads
- County Roads
- State Roads
- Federal Roads
- Unknown Roads
- Proposed Roads
- ✕ Railroads

▲ 24 Apr, 2026

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