

Record No: RZN-26-9

Rezoning Application
Status: Active
Submitted On: 2/27/2026


Primary Location

109 Commerce Court
Rincon, GA 31326


Owner

BRIGHT AUTO WORLD LLC
3108 E OAK KNOLL DR WEST COVINA, CA
91791

Applicant

 Javed Mujaddidi




 109 commerce ct
Rincon, Ga 31326

Staff Review

Planning Board Meeting Date* 

04/14/2026

Board of Commissioner Meeting Date* 


05/05/2026

Notification Letter Description* 


to allow for permitted uses in HI.

Map #* 

466C

Parcel #* 

4


Staff Description 

Georgia Militia District 


—

Commissioner District* 

5th

Public Notification Letters Mailed 


03/23/2026

Board of Commissioner Ads 


04/15/2026

Planning Board Ads 

03/25/2026

Request Approved or Denied 

—

Plat Filing required* 

No

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Bright auto world

Applicant Email Address*

aaautoshipping@gmail.com

Applicant Phone Number*

310-951-7098

Applicant Mailing Address*
3108 E OAK KNOLL DR

Applicant City*
West Covina

Applicant State & Zip Code*
91791

Rezoning Information

How many parcels are you rezoning?†
1

Present Zoning of Property*
B-3 (Highway Commercial)

Proposed Zoning of Property*
HI (Heavy Industrial)

Map & Parcel *
0466C004

Road Name*
Commerce Ct

Proposed Road Access* ⓘ
Commerce Ct

Total Acres *
8.61

Acres to be Rezoned*
8.61

Lot Characteristics *

The property at **109 Commerce Ct, Rincon, GA 31326** is an **8.61-acre** industrial parcel situated within the Effingham Park of Commerce. The lot is currently zoned **B-3 (Highway Commercial)** and features a 12,877-square-foot warehouse facility built in 2006

Water Connection *
Public Water System

Name of Supplier*
Coastal Water & Sewerage, LLC

Sewer Connection*
Public Sewer System

Name of Supplier*
Coastal Water & Sewerage, LLC

Justification for Rezoning Amendment *

The primary justification for rezoning **109 Commerce Ct** is to **align the regulatory designation with the existing physical use** and the surrounding "Effingham Park of Commerce" character.

Currently zoned **B-3 (Highway Commercial)**, the property features a 12,877 SF warehouse—a use typically defined as **Industrial**. Rezoning to **I-1 (Light Industrial)** would correct this non-conforming status, facilitate future expansion, and ensure consistency with the county's logistics-focused development goals.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

South*

H1

N/A

East*

West*

H1

B3

Describe the current use of the property you wish to rezone.*

The property currently being used to export used vehicles.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

No, the property does **not** have a reasonable economic use as currently zoned because the B-3 (Highway Commercial) district explicitly prohibits "Warehouses".

Describe the use that you propose to make of the land after rezoning.*

The proposed use is to **legitimize and maintain** the property as a **Wholesale Trade and Distribution Facility**, aligning with Effingham County's I-1 (**Light Industrial**) permitted uses for warehousing, logistics, and trade counter operations.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

The properties in the immediate vicinity of **109 Commerce Ct** constitute a dedicated **Industrial and Logistics Hub**, characterized almost exclusively by heavy freight, intermodal shipping, and wholesale distribution facilities.


Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

The proposed rezoning to I-1 (**Light Industrial**) is the only designation that creates **uniformity** with the surrounding "Effingham Park of Commerce," ensuring the property operates under the same regulatory standards as its direct neighbors

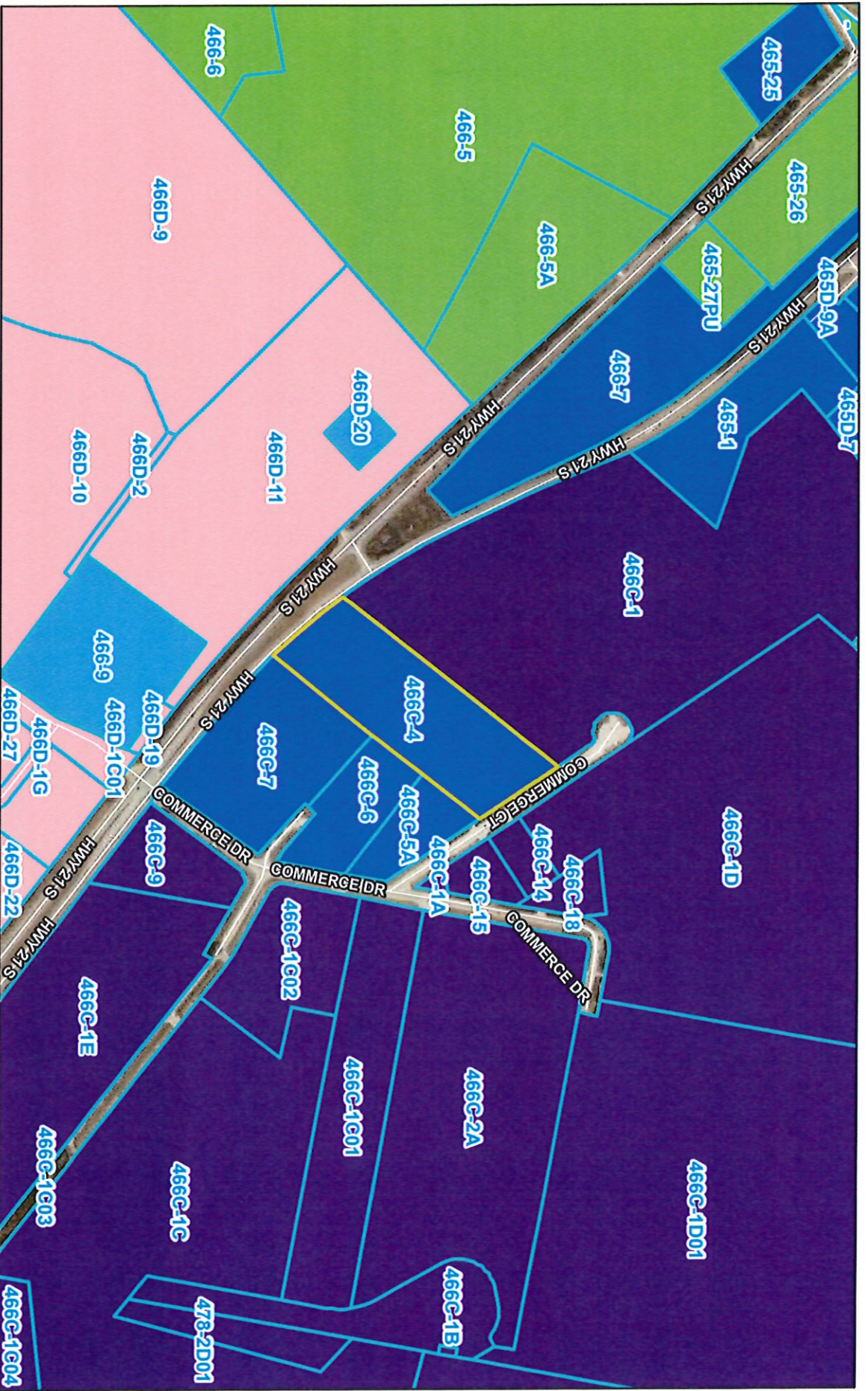
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No, the proposed zoning change will **not** cause an excessive or burdensome use of existing infrastructure. In fact, the evidence suggests that rezoning to I-1 (**Light Industrial**) will likely **reduce** the potential burden on schools, utilities, and passenger-traffic volume compared to the currently permitted B-3 (**Highway Commercial**) uses.

Digital Signature*

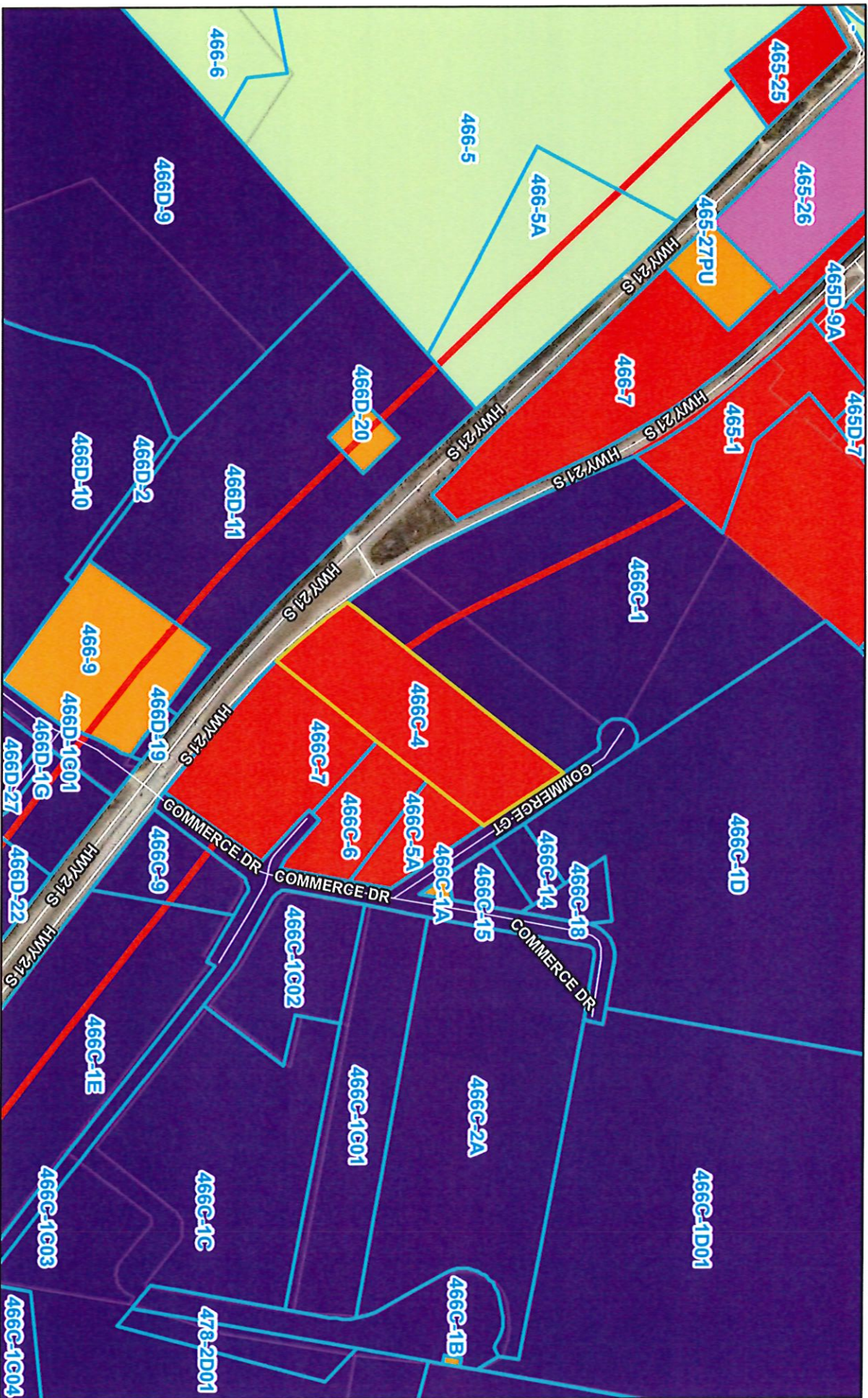
 Javed mujaddidi
Feb 25, 2026

466C-4



3/9/2026

466C-4



3/9/2026

World_Boundaries_and_Places Character Areas

- Roads
- Parcels
- Commercial Corridor Overlay
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Commercial
- Low Resolution 15m Imagery
- High Resolution 30cm Imagery
- High Resolution 30cm Imagery
- Citations
- Citations
- High Resolution 15m Imagery
- Low Resolution 60cm Imagery
- High Resolution 60cm Imagery
- Industrial
- Transitional
- Utility

Esri, HERE, Garmin, IPC, ECBOC, Vantor

9.5

EFFINGHAM COUNTY REZONING CHECKLIST


Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL 

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4)** from **B-3 to HI zoning.**

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. 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?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

*Environmental CONCERNS.
oil leakage/runoff.
just not the correct business here!*

Businesses

Says typically has 8 trucks/day on average

trucks have to back in I.S. (Block Road?) Prior to unloading

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL ✓

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4) from B-3 to HI zoning.**

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. 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?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

J.P. 103

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL

DISAPPROVAL

Of the rezoning request, **Margaret Sitton as agent for Heather Sitton (Map # 355B Parcel # 7) from AR-1 to B-2 zoning.**

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. 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?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

*Already HHS
A B-2
Next to fhm.
only a small
Admin. office.
Would like it
to be only
@ 1 story bldings
& NOT 2 story.*

N.K.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4) from B-3 to HI zoning.**

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. 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?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

BOC Needs to stop these type of Business in this county

Tearing up the New Roads.

1 Week cars left per owner. Seems like alot of truck issues effecting the "commercial" area. Owner says NOT there trucks, BUT I dont know who to believe. Seems to cause a general nuisance which is NOT allowed per 3.16.2 -Junkyard

Too Many Issues w/ neighbours

A.K.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL X

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4) from B-3 to HI zoning.**

- Yes No ? 1. Is this proposal inconsistent with the county’s master plan?
- Yes No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No ? 3. 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?
- Yes No ? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No ? 5. Does the proposed change constitute “spot zoning” which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No ? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No ? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

T.S.

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL _____

DISAPPROVAL ✓

Of the rezoning request, **Bright Auto World (Map # 466C Parcel # 4)** from **B-3 to HI zoning.**

The Truck Traffic is access.

- Yes No? 1. Is this proposal inconsistent with the county's master plan?
- Yes No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes No? 3. 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?
- Yes No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes No? 8. Do other conditions affect the property so as to support a decision against the proposal?

[Handwritten signature]
Planning Board Meeting – April 14, 2026

WR.