



Record No: RZN-26-19

Rezoning Application

Status: Active

Submitted On: 4/1/2026

Primary Location

1827 Old Augusta Road
South
Rincon, GA 31326

Owner

RINER CONNIE D
SOUTH NICHOLSON CIR 11
SAVANNAH, GA 31419

Applicant

Cynthia E Howze



144 San Marco Drive
Tybee Island, GA 31328

Staff Review

Planning Board Meeting Date*

05/12/2026

Board of Commissioner Meeting Date*

06/02/2026

Notification Letter Description *

to allow for permitted uses in HI

Map #*

477A

Parcel #*

1


Staff Description

Georgia Militia District

—

Commissioner District*

5th

Public Notification Letters Mailed 

04/20/2026

Board of Commissioner Ads 

05/13/2026

Planning Board Ads 

04/22/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Matthew Kuykendall

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

27 E 49th St

Applicant City*

Savannah

Applicant State & Zip Code*

Georgia 31405

Property Owner Information

Owner's Name*

Connie D Riner

Owner's Email Address*

[REDACTED]

Owner's Phone Number*



Owner's Mailing Address*

11 South Nicholson Circle

Owner's City*

Savannah

Owner's State & Zip Code*

Georgia 31419

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

HI (Heavy Industrial)

Map & Parcel *

0477A001

Road Name*

1827 S Old Augusta Rd

Proposed Road Access* ⓘ

Old Augusta Rd

Total Acres *

4.76

Acres to be Rezoned*

4.76

Lot Characteristics *

Frontage on Old Augusta Rd & Abercorn Rd. Partially wooded. Currently has two Mobile homes onsite

Water Connection *

Public Water System

Name of Supplier*

Effingham County

Sewer Connection*

Name of Supplier*

Public Sewer System

Effingham County

Justification for Rezoning Amendment *

The surrounding properties are all zoned I-1 except for the Igou parcel behind this parcel which is also going through the rezoning application process and will be included in this assemblage.

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

North*

South*

I-1

I-1

East*

West*

AR-1 getting rezoned also to I-1

I-1

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

Residential with two existing mobile homes and woodland.

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

No

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

Warehousing

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

Current and proposed industrial warehousing.

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

Effingham County's Master Plan has this area designated industrial as the best use. The residential homeowners here are anxious to move out of the area as industrial growth and truck traffic has greatly increased all around them.

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?*

This entire area is currently changing to industrial. The County has already implemented a road plan incorporating roundabouts, of which one has been completed, and other infrastructure to accommodate the anticipated growth.

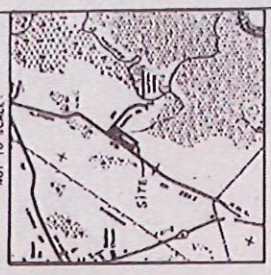
Digital Signature*

 Cynthia E Howze

Feb 20, 2026

Book A394 Page F
Date 10/8/1997

LOCATION SKETCH:
NOT TO SCALE.



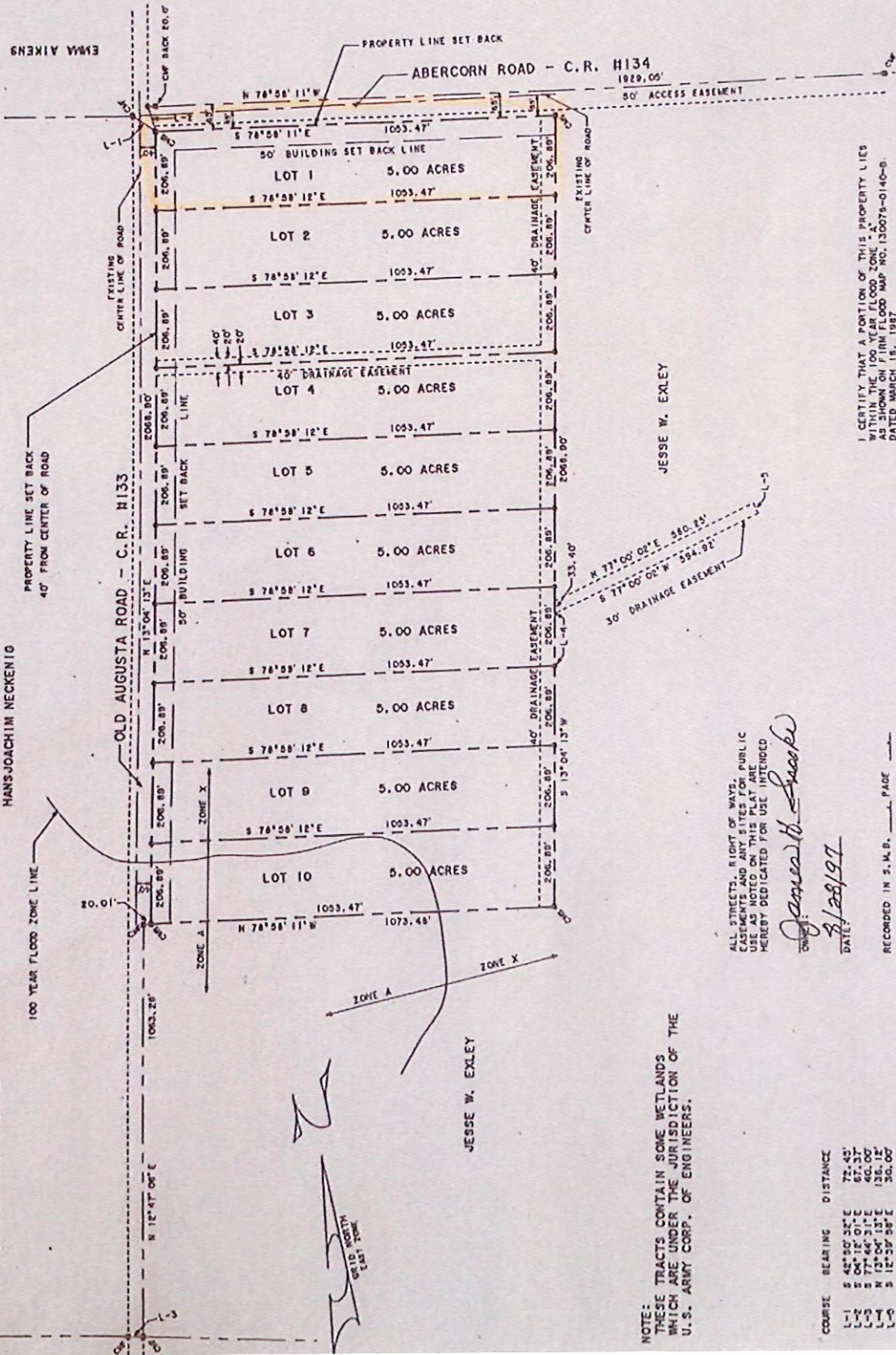
TOTAL NUMBER OF LOTS - 10
TOTAL ACREAGE - 50.00 ACRES

OWNER:
JAMES H. SNOOKS

PLAT OF
**ABERCORY ACRES SUBDIVISION
SURVEYED FOR
JAMES H. SNOOKS**

LOCATION: G.M.D. 9,
EFFINGHAM COUNTY, GEORGIA
SCALE: 1 INCH = 200 FEET
DATE: JUNE 19, 1997 FILE NO. 4332W
WILDER SURVEYING & MAPPING
(912) 828-9412, PO BOX 369 RINCON, GA 31326

UNION CAMP CORP.



I CERTIFY THAT A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FIRM FLOOD MAP NO. 130075-0140-B DATED MARCH 18, 1987

CERTIFICATE OF APPROVAL FOR RECORDING - PLANNING COMMISSION: THE SUBDIVISION PLAT KNOWN AS

ABERCORY ACRES SUBDIVISION HAS BEEN CONSIDERED BY THE EFFINGHAM COUNTY PLANNING COMMISSION AND WAS APPROVED AT A MEETING OF THE EFFINGHAM COUNTY PLANNING COMMISSION ON THE 27th day of July, 1997, FOR RECORDING IN THE OFFICE OF THE CLERK OF COURT OF EFFINGHAM COUNTY, GEORGIA

CHAIRMAN: Paul D. Wilder DATE: 9/28/97

SECRETARY: Heather S. Jewell DATE: 9-2-97

ALL STREETS, RIGHT OF WAYS, EASEMENTS AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR USE IN PERPETUITY

DATE: 9/28/97

RECORDED IN S.M.B. PAGE

APPROVED BY EFFINGHAM COUNTY DEPARTMENT OF PUBLIC HEALTH, DIVISION OF ENGINEERING AND SANITATION.

DATE: 9-2-1997

CERTIFICATE OF ACCURACY: I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE EFFINGHAM COUNTY SUBDIVISION SURVEYED AND WAS PREPARED FROM A ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS AS SHOWN HAVE BEEN LOCATED, AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

DATE: 9-2-1997

NOTE: THESE TRACTS CONTAIN SOME WETLANDS WHICH ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORP. OF ENGINEERS.

COURSE	BEARING	DISTANCE
L-1	S 45°50'30"E	72.45'
L-2	S 04°12'01"E	67.37'
L-3	S 77°44'31"E	40.00'
L-4	N 12°59'13"E	126.15'
L-5	S 12°59'59"E	50.00'

REFERENCE: PLAT BOOK 13, PAGE 75
PLAT BOOK 17, PAGE 41
UNION CAMP - ABSENT, L.R. CO. TRACT PLAT

NOTE: ALL CORNERS ARE 5/8" REBAR SET UNLESS OTHERWISE NOTED.

OR OF CLOSURE: NILES AB EBERS 004, 034
DARTED BY COMPASS RULE
LAY CLASURE 1/INFINITY
INSTRUMENT USED: ELECTRONIC DISTANCE METER

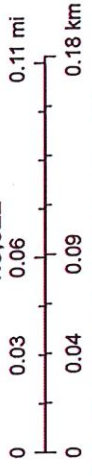
477A-1



4/3/2026

- Addresses
- Parcels
- Roads
- Citations

1:3,922



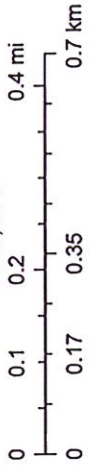
EC80C, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

477A-1



4/3/2026

1:15,686



Zoning

- AR-1
- AR-2
- R-1
- I-1

Roads

- Old Augustards
- Abergorn Rd
- Logistics Pkwy

Parcels

Citations

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

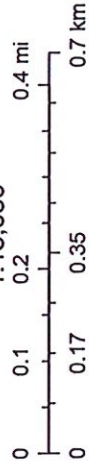
477A-1



4/3/2026

- Roads
- Parcels
- FLUM Areas
- Agricultural-Residential
- Conservation-Recreation
- Industrial
- Public-Institutional
- Utility
- Citations

1:15,686



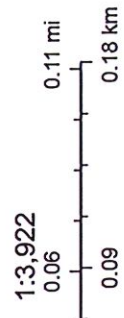
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

477A-1



4/3/2026

- Addresses
- Roads
- Wetlands
- Freshwater Forested/Shrub Wetland
- Riverine
- Citations



ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

477A-1



4/3/2026

1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Legend:

- Addresses (Green pin icon)
- Roads (Blue line icon)
- Parcels (Blue outline icon)
- FEMA Flood Zone A (Light blue shaded area)
- X, AREA OF MINIMAL FLOOD HAZARD (Blue 'X' icon)
- Citations (Text icon)