



**Record No: RZN-26-18**

Rezoning Application

Status: Active

Submitted On: 4/1/2026

**Primary Location**

32.259409, -81.184343


**Owner**

No owner information

**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 #\*** 

477

**Parcel #\*** 

5

**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\*

Cynthia Howze

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

144 San Marco Dr

Applicant City\*

Tybee Island

Applicant State & Zip Code\*

Georgia 31328

## Property Owner Information

Owner's Name\*

Mary E. Igou

Owner's Email Address\*

[REDACTED]

Owner's Phone Number\*

[REDACTED]

Owner's Mailing Address\*

418 Wrigley Field Dr

Owner's City\*

Guyton

Owner's State & Zip Code\*

Georgia 31312

## 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 \*

04770005

Road Name\*

Abercorn

Proposed Road Access\* 

Old Augusta Rd

Total Acres \*

21.16

Acres to be Rezoned\*

21.16

Lot Characteristics \*

Currently undeveloped woodlands

Water Connection \*

Public Water System

Name of Supplier\*

Effingham County

Sewer Connection\*

Public Sewer System

Name of Supplier\*

Effingham County

**Justification for Rezoning Amendment \***

All of the surrounding property is currently already zoned Industrial. Effingham County's Master Plan designates this area as Industrial use.

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

**North\***

Industrial

**South\***

Industrial

**East\***

Industrial

**West\***

Industrial

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

Undeveloped woodlands

**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?\***

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?\***

Rezoning this property will allow residents in this area to be able to sell their properties and move out of a rapidly changing area.

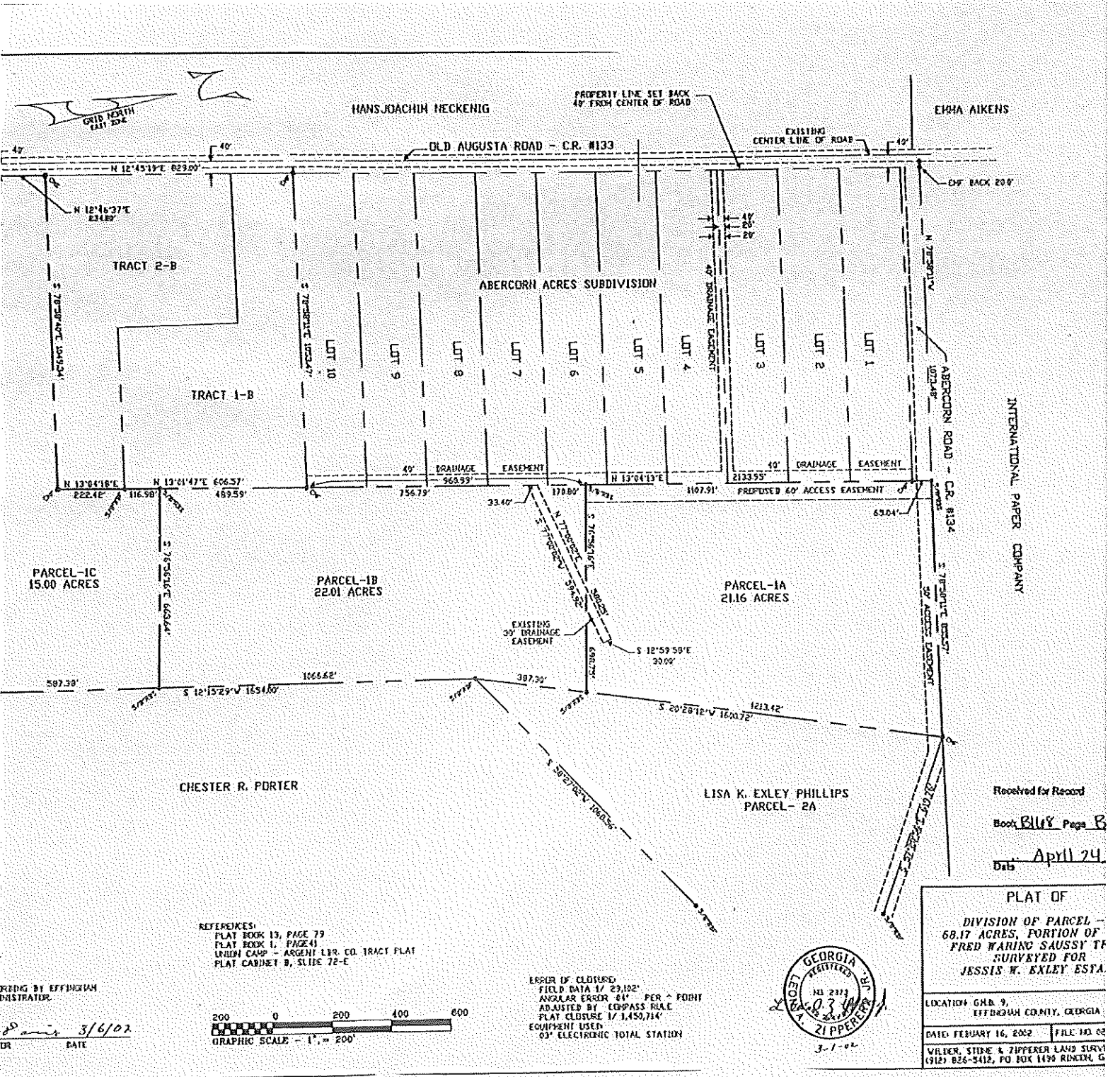
**Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\***

The County has already started the infrastructure changes to accomodate the growth.

**Digital Signature\***

 Cynthia E Howze

Mar 31, 2026



INTERNATIONAL PAPER COMPANY

Received for Record  
 Book 8118 Page 8  
 Date April 24  
 0415

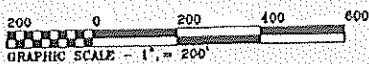
PLAT OF  
 DIVISION OF PARCEL -  
 68.17 ACRES, PORTION OF  
 FRED WARING SAUSSY TRACT  
 SURVEYED FOR  
 JESSIE W. EXLEY ESTATE

LOCATION: GMB 9,  
 EFFINGHAM COUNTY, GEORGIA

DATED FEBRUARY 16, 2002 FILE NO. 02  
 WILKER, STONE & ZIPPERER LAND SURVEY  
 (912) 826-5412, PO BOX 1499 REXDEN, GA



REFERENCES:  
 PLAT BOOK 13, PAGE 79  
 PLAT BOOK 1, PAGE 41  
 UNION CAMP - ARGENT LBR. CO. TRACT PLAT  
 PLAT CABINET 8, SLIDE 72-E



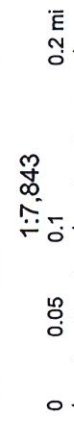
ERROR OF CLOSURE  
 FIELD DATA 1/ 23,102'  
 ANGULAR ERROR 01" PER ^ POINT  
 ADJUSTED BY COMPASS RULE  
 PLAT CLOSURE 1/ 1,450,714'  
 EQUIPMENT USED  
 03' ELECTRONIC TOTAL STATION

DRAWN BY EFFINGHAM  
 DISTRICT  
 DATE 3/6/02

477-5



4/2/2026



1:7,843

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

# 477-5



4/2/2026



- I-1
- AR-2
- R-1
- AR-1
- Parcels
- Roads
- Citations

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

# 477-5



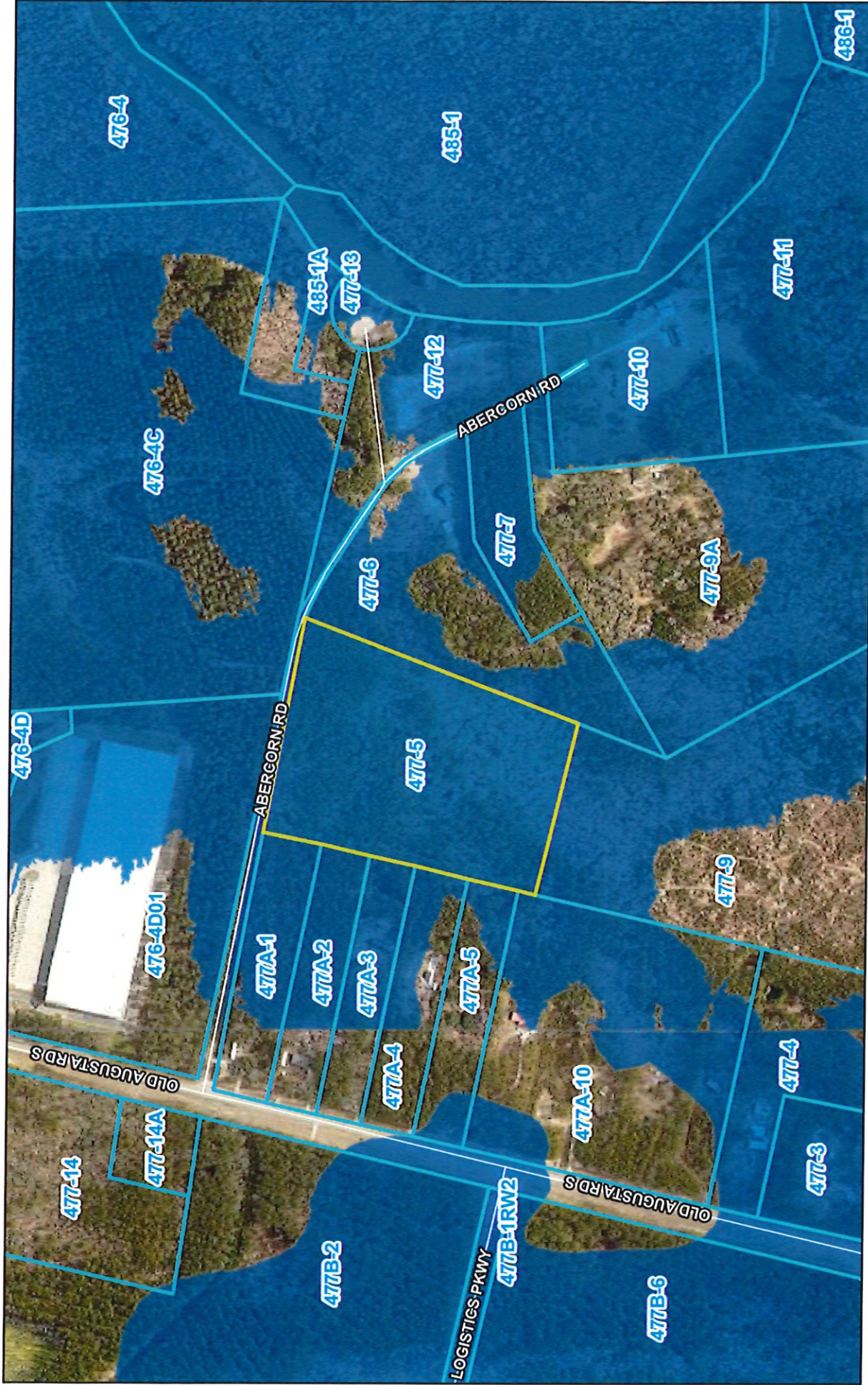
4/2/2026

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

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



477-5



4/2/2026

- Roads
- Parcels
- FEMA Flood Zone
- X, AREA OF MINIMAL FLOOD HAZARD
- Citations
- A

1:7,843

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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