

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



Timothy Milner, Council
Robert H. Byrd, City Manager
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 31

November 21, 2025

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

Re: Annexation of Properties owned by Bruce and Cindy Rahn: Parcel # 04470013B00 – 114.13 acres and Milton and Glenda Rahn: Parcel 04470013C00 – 78.85 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 properties 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 properties on November 21, 2025.

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. All properties to be annexed are contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal description of the properties is as follows:

Please see Exhibits A and B attached hereto which are 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, January 12, 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 these tracts (114.13 acres and 78.85 acres) of land is AR-1 (Agricultural Residential) and the current use of the properties is undeveloped. The proposed zoning in Rincon for the 114.13 acres and 78.85 acres as described on Exhibits A and B when annexed will be PUD (Planned Unit Development) and the intended land use will be single-family residential.

Further, the Petition for Annexation, Application for Rezoning and Map of Parcels 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

EXHIBIT A

BK:2885 PG:853-853
D2023010040

[illegible]

James E. Briggs

2008年12月15日
 2008年12月15日

PT-61 051-2023-003272

SURVIVORSHIP DIED

COUNTY OF MONTANA

1. 1990年1月1日以前，
 2. 1990年1月1日以后，
 3. 1990年1月1日以后，
 4. 1990年1月1日以后，
 5. 1990年1月1日以后，

STATE OF GEORGIA

THIS INDENTURE, Made the 1st day of NOVEMBER, 2023, between BRUCE W. RAIN of the FIRST PART and BRUCE W. RAIN and CINDY L. RAIN 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 of 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 herein, created by O.C.C. & A. 44-10-100, those by the hereinafore recited and assigned premises, the following described property, to wit:

That certain tract of parcel of land situate, being and lying in the 9th N. M. District of Birmingham County, Georgia, containing 114.131 acres, more or less, and being situated and located as Tract One (1), as shown on the Survey recorded made in William Clark Deane, B. L. S. & C. Co. and in laws 18, 1902, and recorded in the office of the Clerk of the Superior Court of Birmingham County, Georgia, in Plat Book 25, page 490. Express reference being hereby made to the plat tax return determining the acres and bounds thereof and aforesaid described and conveyed.

[illegible]

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

This being the same property conveyed by deed from GERHIE JANE B. GAITH to GEORGE W. GAITH dated December 30, 2004, and recorded in the said Clerk's office in Case No. 04-078, Page 13.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, tenements and courtesies 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 aforesaid, with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor hereof in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, well and lawfully defined the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, under the lawful claims of all persons whomsoever.

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

100-443886-1000

1. Explain the difference between a
primary and a secondary market

100-44100-4

Edward A. Klett

Figure 1. Distribution of respondents by age group.

BK:2885 PG:854-855
D2023010041

CLERK OF SUPERIOR COURT
COUNTY OF EDWARDS
10004 E. BRIDGE LANE
LOANSBORO, VT 05758
PHONE: 802-251-1111

Jason E. Briggs

CLERK
NOTARY AT LAW

PT 61 051-2021 003273

RETURN TO:
JAMES E. BRIGGS
ATTORNEY AT LAW
P.O. BOX 102
BRANDSBURG, VT 05753

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF BIRMINGHAM

THIS INDENTURE, Made the 21st day of NOVEMBER, 2021, between BRUCE W. RAIN and CINDY L. RAIN, of the FIRST PART, and BRUCE W. RAIN and CINDY L. RAIN 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, sold, conveyed, aliened, conveyed and confirmed and by these presents do grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, all that certain lot or parcel of land as more at length and as hereinafter defined and described hereinafter, to wit: that they do hereby sell, convey and confirm unto the said parties of the SECOND PART, the following described property, to wit:

ALL that certain tract or parcel of land, situate, lying and being in the City of Milledgeville, of Birmingham County, Georgia, containing Four and Six Hundredths (4.06) acres, more or less, and being irregular in shape, and being bounded on the north by lands now owned by Michael Washington, and on the east by lands or former lands of Andrew Jackson of Milledgeville, Georgia, and bounded by Georgia Avenue (State Route 101) to the south, and by the southeast corner of the lot of Michael Jackson.

Express reference is hereby made to the part of said land as sold by said BRUCE W. RAIN and CINDY L. RAIN, dated August 2, 1993 and recorded in the Office of the Clerk of the Superior Court of Birmingham County, Georgia, in Plat Cabinet B, State 1000, better defining the miles and boundaries of said lands herein conveyed.

SHALL BE, to restrictive covenants and agreements of record.

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

The Grantees or Survivors shall serve notice in writing to Habitat for Humanity of Birmingham County, Inc., 900 Four 54's, Springfield, Georgia 31104, or its successor in interest, by registered mail, return receipt requested. The notice shall indicate that the Grantees or Survivors 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 said Habitat for Humanity, or its successor in interest, upon the terms and conditions set forth in the bona fide offer.

Within a period of thirty (30) days after the receipt of the notice, Habitat for Humanity of Birmingham 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, or its successor in interest, fails to exercise this right of the first refusal

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 & 04470013C00
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Acreage:	
111.13 & 78.77	

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	
Business Name:	Email:
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 of Applicant

11/05/25

Date

Lexi Wilt 724.28

Notarized

SUBMITTAL REQUIREMENTS

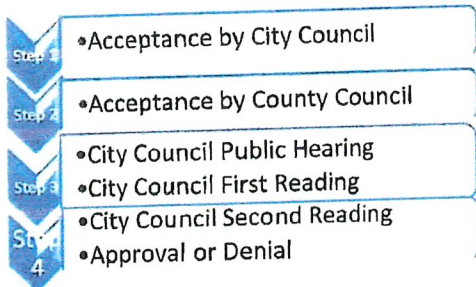
- ☒ Boundary Survey or Plat
- ☒ Deed (containing legal description)
- ☒ Rezoning Application (annexation specific)
- ☒ Petition Requesting Annexation

ANNEXATION APPLICATION FEES

No fees required



PROCESS



Office Use Only:

Application #: _____

Date Certified Letter Sent to School Board: _____

Date Received: _____

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

REZONING APPLICATION FOR ANNEXATION

PROPERTY INFORMATION

Location Address:	Parcel #:
TBD Lexington Ave	04470013B00 & 04470013C00
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Proposed Zoning (City):	Proposed Land Use:
PUD	Single Family Residential
Acreage:	
1111.13 & 78.77	

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

Date

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

**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:

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:

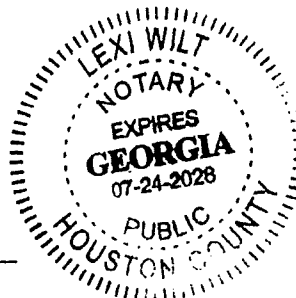
X Bruce W. Rahn

X Cindy L. 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: _____

Updated 12/2023

EXHIBIT B

**BK:2884 PG:314-314
D2023009764**

RECEIVED
DECEMBER 14 2023
COUNTY CLERK
LEWIS & CLARK
COUNTY, GEORGIA

John E. Boring

CLERK OF
COUNTY

ST. 61 051-2023-003090

WITNESSETH
THAT THE SIGNED PARTIES
HEREBY ATTEST
THEIR HANDS
AND SEALS OF OFFICE

SURVIVORSHIP DEED

COUNTY OF DEKALB

STATE OF GEORGIA

THIS INSTRUMENT, Made the 12th 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 unto their heirs with right of survivorship as defined and created by O.C.G.A. § 44-5-150, 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 City of Mableton, County of DeKalb, State of Georgia, containing 28.242 acres, more or less and being known and designated as Tract Two ("A") (P4) and 39.242 acres, more or less and being known and designated as Tract Two ("B") (P4) all as shown on the survey instrument made by William Mark Thomas, P.L.S., dated October 18, 2022 and recorded in the Office of the Clerk of the Superior Court of DeKalb County, Georgia in Plat Book 24 Page 805.

A reference is being hereby made to the plat by better determining the nature and bounds of said lands above described and conveyed.

This being the same property conveyed by Quit Deed from Martha Jane B. Rahn to Milton C. Rahn, Jr. dated December 20, 2022 and recorded in said Clerk's Office in Deed Book 2825 Page 133.

Property is also known as Lexington Ave. Extension, Mableton, GA 31126. Parcel #015700010100.

AND PART OF THE DEEDS, 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 and appurtenances thereto in anywise belonging, unto the said party of the second part, unto their heirs, executors and assigns forever; and the said party of the first part, their heirs, executors and assigns forever, shall and lawfully shall warrant and defend the right and title to the above-described property unto the said party of the second part, their heirs and assigns, against the lawful claims of all persons whatsoever.

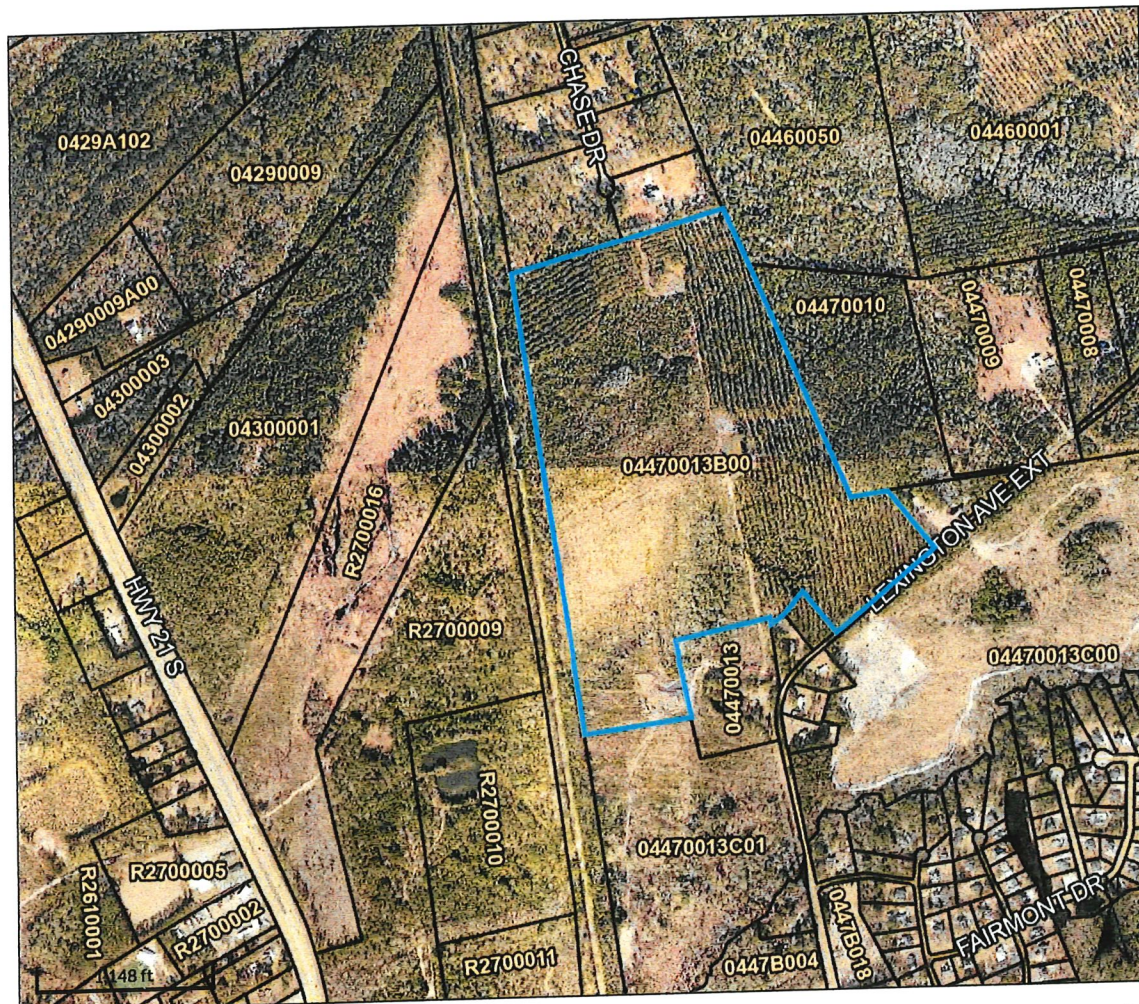
AND the said party of the **FIRST PART**, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above-described property unto the said parties of the **SECOND PART**, their heirs and assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the said party of the **FIRST PART** has hereunto set his hand and affixed his seal, and delivered these presents, this 12th day of December 2023.

MILTON C. RAHN, JR.
MILTON C. RAHN, JR.

Signed, sealed and delivered
in presence of
[Signature]
Notary Public

[Signature]
Notary Public


Overview

Legend

- ☐ Parcels
- ☐ Parcel Numbers
- ☐ Address Numbers
- ☐ Roads

Parcel ID	04470013B00	Owner	RAHN BRUCE W AND CINDY L	Last 2 Sales			
Class Code	Consv Use		469 LEXINGTON AVE EXT	Date	Price	Reason	Qual
Taxing District	01-County		RINCON, GA 31326	11/29/2023	0	U	U
	County	Physical Address	LEXINGTON AVE EXT	12/29/2022	0	U	U
Acres	111.13	Assessed Value	Value \$681500				

(Note: Not to be used on legal documents)

Date created: 11/17/2025

Last Data Uploaded: 11/14/2025 6:22:24 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

EXHIBIT B

BK:2884 PG:314-314
D2023009764

FILED IN OFFICE
CLERK OF COURT
12/01/2023 11:30 AM
JASON E. BRACE, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bracey

0044504055
PLAT/DEED ID

PT-61 051-2023-003090

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

SURVIVORSHIP DEED

COUNTY OF EFFINGHAM

STATE OF GEORGIA

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 75.852 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 400

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

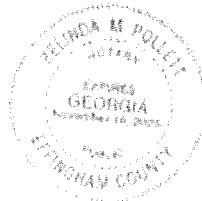
Milton C. Rahn, Jr.
MILTON C. RAHN, JR.

SEAL

Signed, sealed and delivered
in the presence of:

Glenda D. Rahn
Unofficial Witness

Glenda M. Pollett
Notary Public
by



BK:2884 PG:315-316
D2023009765

FILED IN OFFICE
CLERK OF COURT
12/01/2021 11:47 AM
JASON E. BRADG. CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

REAL ESTATE
TRANSFER TAX
PAID: 1500.00
TAXES: 1790
J047927936
PLAT: PLANT ID

PT-61 051-2023-003082

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 30th day of November, 2021, by and between

Luis Alberto Samaniego AKA Luis Alberto Samaniego Chamba, and Estefania Samaniego
(Hereinafter referred to as the "Grantor"), and

Barbara Cobb Sears
(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, shown as Lot 26, Barrington Subdivision, on a map thereof made for Southern Building & Development, Inc. by Noel B. Ackerman, GRLS, dated March 20, 1998, and recorded in Plat Cabinet B18, Slide D, in the Office of the Clerk of Superior Court of Effingham County, Georgia. Said lot was conveyed to Luis Alberto Samaniego and Estefania Samaniego by Limited Warranty Deed dated July 2, 2018, and recorded in Deed Book 2477, Page 148, in the aforesaid clerk's office. Said map and deed are incorporated herein by reference. Subject to all easements, restrictions, and rights of way of record.

103 Barrington Circle, Rincon, Georgia 31326
PIN: 0451A-026-000

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 THE 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)
Luis Alberto Samaniego AKA Luis Alberto Samaniego Chamba

 (SEAL)
Estefania Samaniego


Unofficial Witness


Notary Public
(NOTARIAL SEAL)
EXP: 5/11/24

**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	04470013C00
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Acreage:	
78.77	

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:
Milton Jr and Glenda Rahn	
Business Name:	Email:
Mailing Address:	
374 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 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

Step 1	• Acceptance by City Council
Step 2	• Acceptance by County Council
Step 3	• City Council Public Hearing • City Council First Reading
Step 4	• City Council Second Reading • Approval or Denial

Office Use Only:

Application #: _____

Date Certified Letter Sent to School Board: _____

Date Received: _____

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

REZONING APPLICATION FOR ANNEXATION

PROPERTY INFORMATION

Location Address:	Parcel #:
TBD Lexington Ave	04470013C00
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Proposed Zoning (City):	Proposed Land Use:
PUD	Single Family Residential
Acreage:	
78.77	

APPLICANT INFORMATION (see annexation application)

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

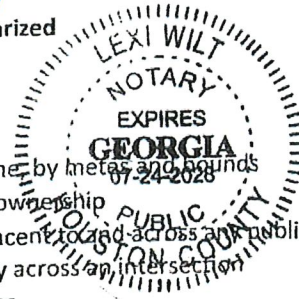
OWNER INFORMATION (see annexation application)

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

11/21/2025
Date

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

**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 #:

0447001300

Owner Name:

Milton + Glenda Rahn

Phone Number:

Email Address:

AFFIDAVIT

I, Milton + Glenda 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:

478-322-0028

Address:

817 GA Hwy 247, Unit 10 Kathleen, GA 31047

Email Address:

dylanw@pd-group

Milton C. Rahn + Glenda Rahn
Signature of Owner

Sworn and subscribed to me this 20 day of November, 20 25 that the
information contained in this authorization is true and correct to the best of his or her knowledge and belief.

Lexi Wilt 7/24/28
Notary Public, State of Georgia

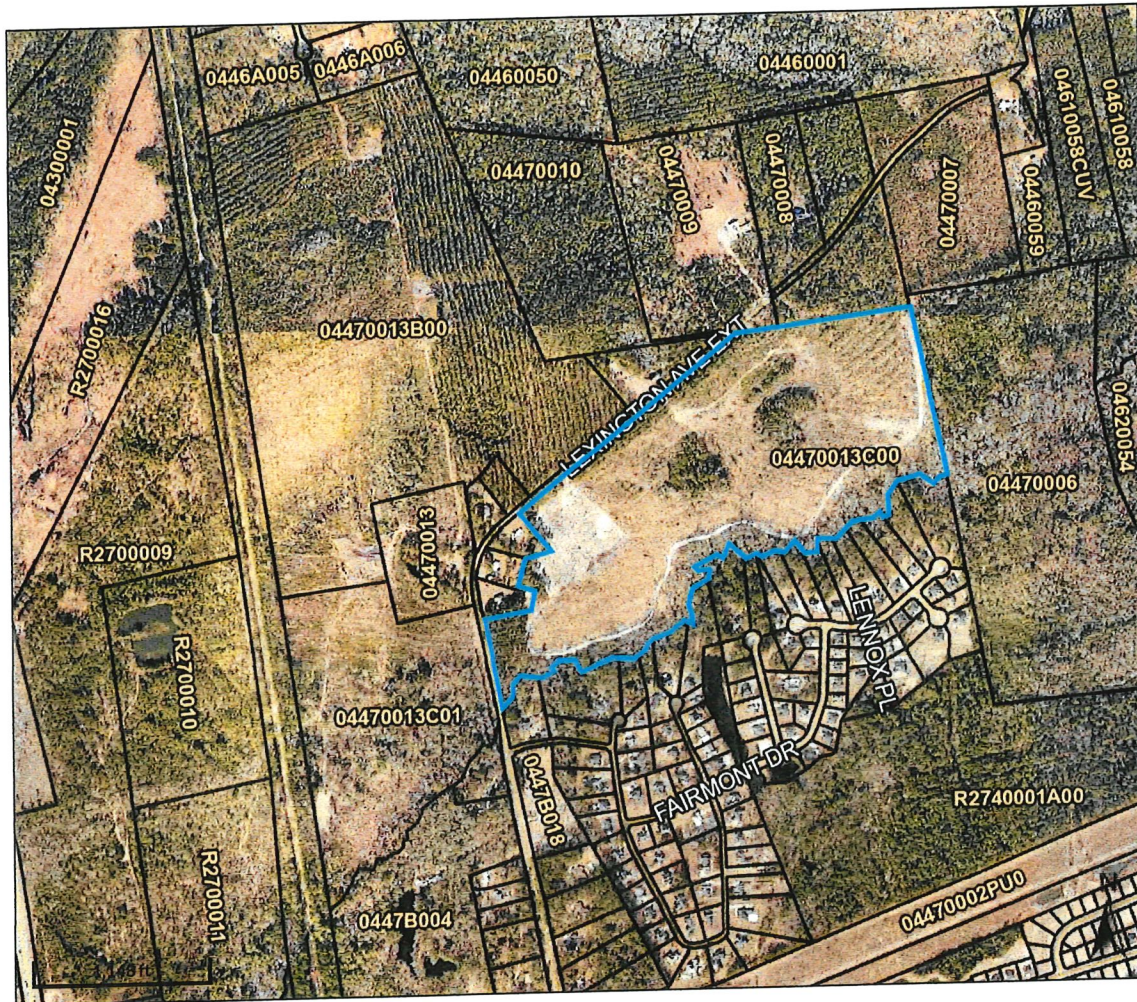


Office Use Only:

Associated Application #: _____

Date Received: _____

Updated 12/2023



Overview



Legend

- ☐ Parcels
- Parcel Numbers
- Address Numbers
- Roads

Parcel ID	04470013C00	Owner	RAHN MILTON C JR AND GLENDA D	Last 2 Sales			
Class Code	Consv Use		374 LEXINGTON AVE EXT	Date	Price	Reason	Qual
Taxing District	01-County		RINCON, GA 31326	12/1/2023	0	U	U
	County	Physical Address	LEXINGTON AVE EXT	12/29/2022	0	U	U
Acres	78.77	Assessed Value	Value \$508896				

(Note: Not to be used on legal documents)

Date created: 11/17/2025
Last Data Uploaded: 11/14/2025 6:22:24 PM

Survey shows
78.85

Developed by  **SCHNEIDER**
GEOSPATIAL