



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.

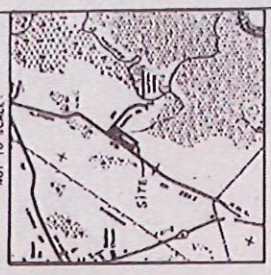
Digital Signature*

 Cynthia E Howze

Feb 20, 2026

Book A394 Page F
Date 10/8/1997

LOCATION SKETCH:
NOT TO SCALE.



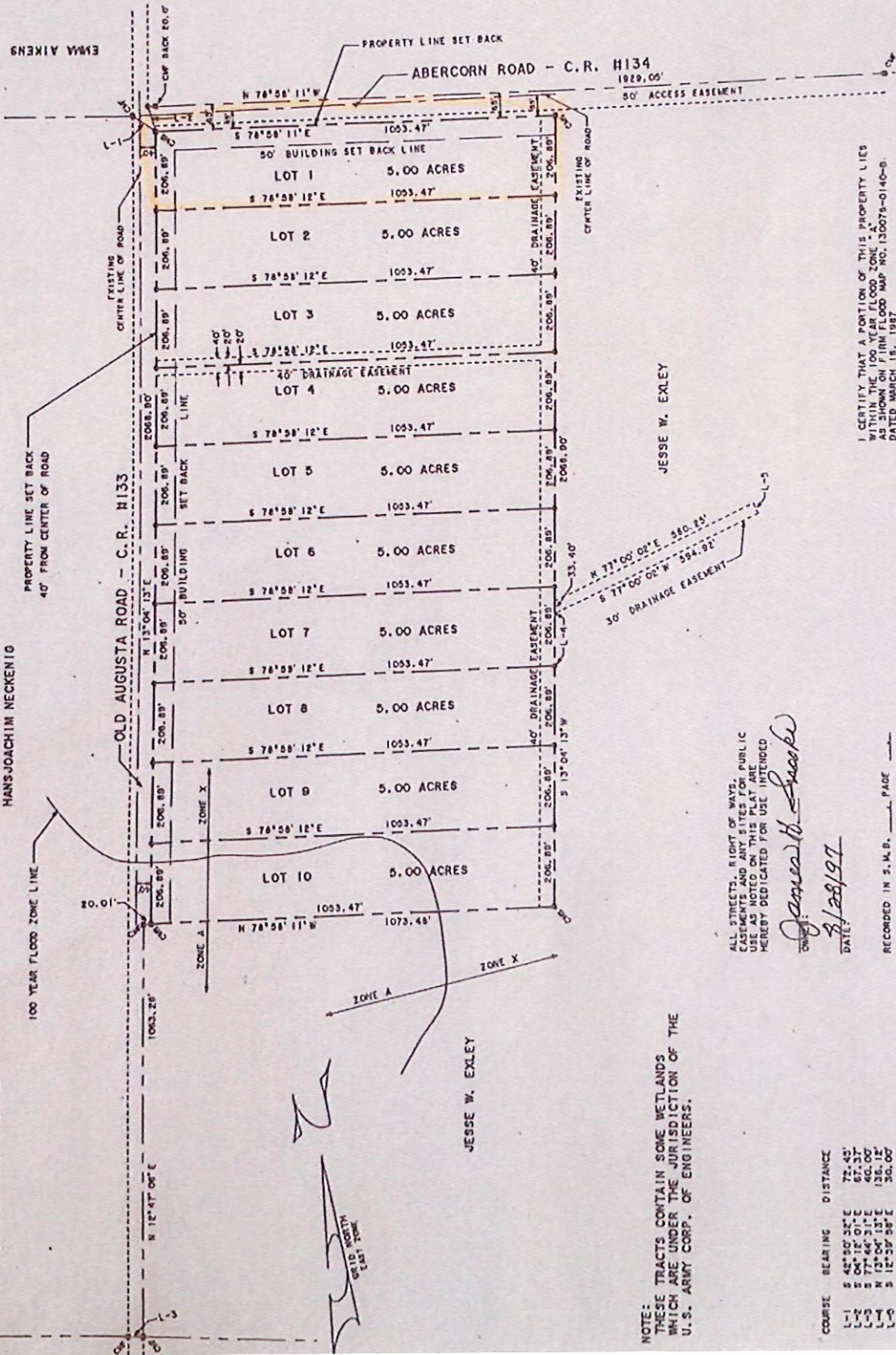
TOTAL NUMBER OF LOTS - 10
TOTAL ACREAGE - 50.00 ACRES

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

Paul D. Wilder
PAUL D. WILDER, R.L.S., H1555

JESSE W. EXLEY

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

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

CHAIRMAN: H. Council DATE: 9/3/97

SECRETARY: Heather D. 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

James H. Snooks
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 AS SHOWN 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.

Paul D. Wilder
PAUL D. WILDER, R.L.S., H1559

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

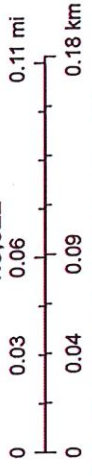
477A-1



4/3/2026

- Addresses
- Parcels
- Roads
- Citations

1:3,922



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

477A-1



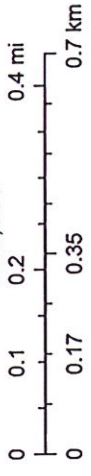
4/3/2026

Legend:

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

Zoning

1:15,686



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

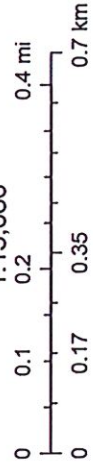
477A-1



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

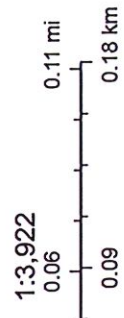
477A-1



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

Addresses FEMA Flood Zone A

Roads

Parcels

X, AREA OF MINIMAL FLOOD HAZARD

Citations

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, **Matthew Kkendall as agent for Connie Riner (Map # 477A Parcel # 1) from AR-1 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?

Some conditions of Map #477A Parcel #5

J.S.

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*Dont like it,
But it would
be a disservice
to the person who
owns the land.
County has already
destroyed the
property around
them.
Is in wetlands.*

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JAP.