



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.

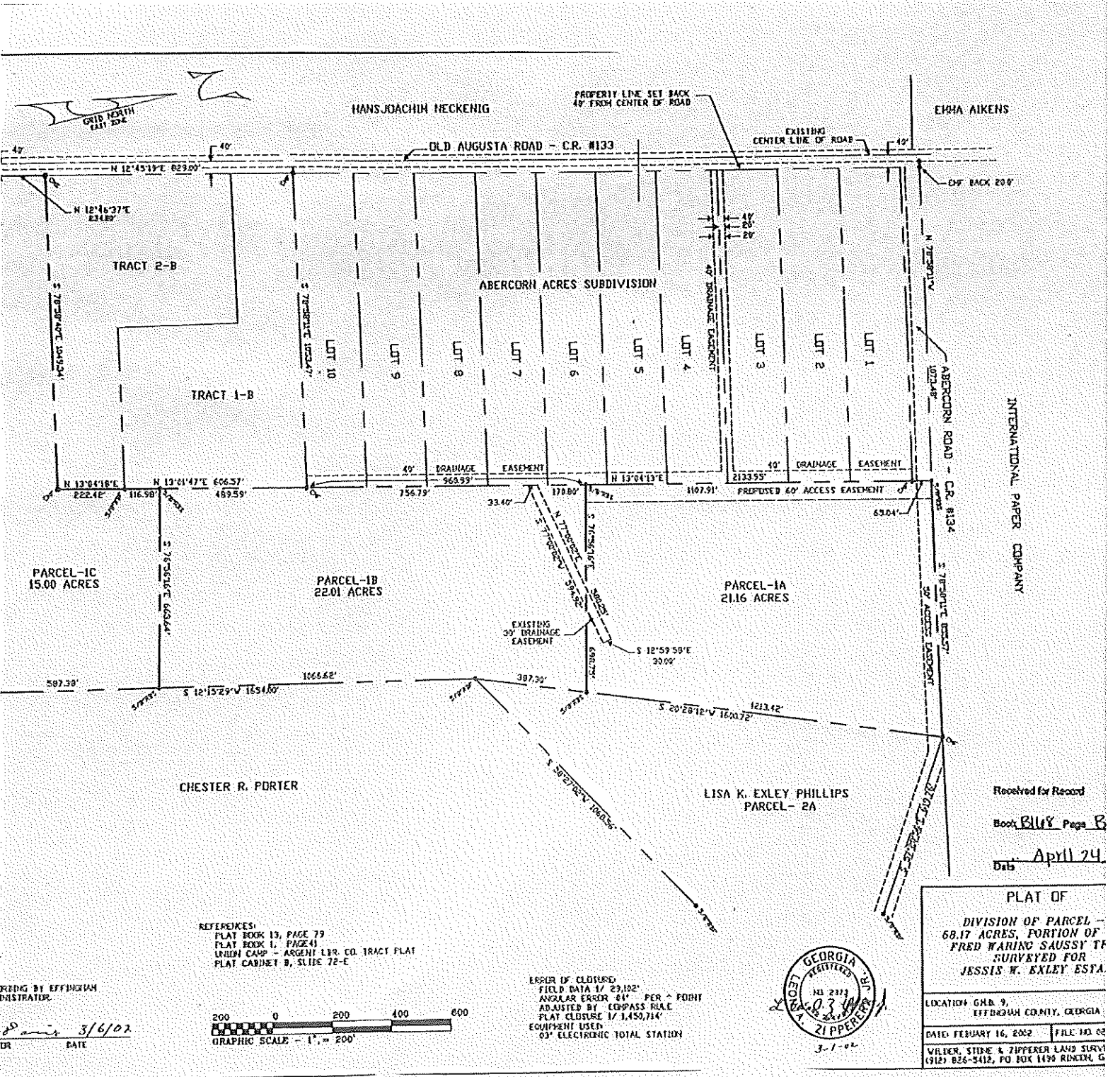
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

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

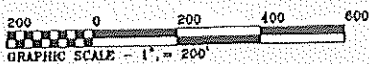
Digital Signature*

 Cynthia E Howze

Mar 31, 2026



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



Received for Record
 Book 8118 Page 8
 Date April 24
 0415

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

LOCATION: GMD 9,
 EFFINGHAM COUNTY, GEORGIA

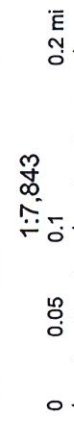
DATED FEBRUARY 16, 2002 FILE NO. 02
 WILDER, STONE & ZIPPERER LAND SURVY
 (912) 826-5412, PO BOX 1199 REXBOM, G

DRAWN BY EFFINGHAM
 DISTRICT
 DATE 3/6/02

477-5



4/2/2026



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

477-5



4/2/2026

Legend:

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

Zoning

- Roads

Citations

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

Scale: 1:7,843

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

477-5



4/2/2026

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

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

477-5



4/2/2026

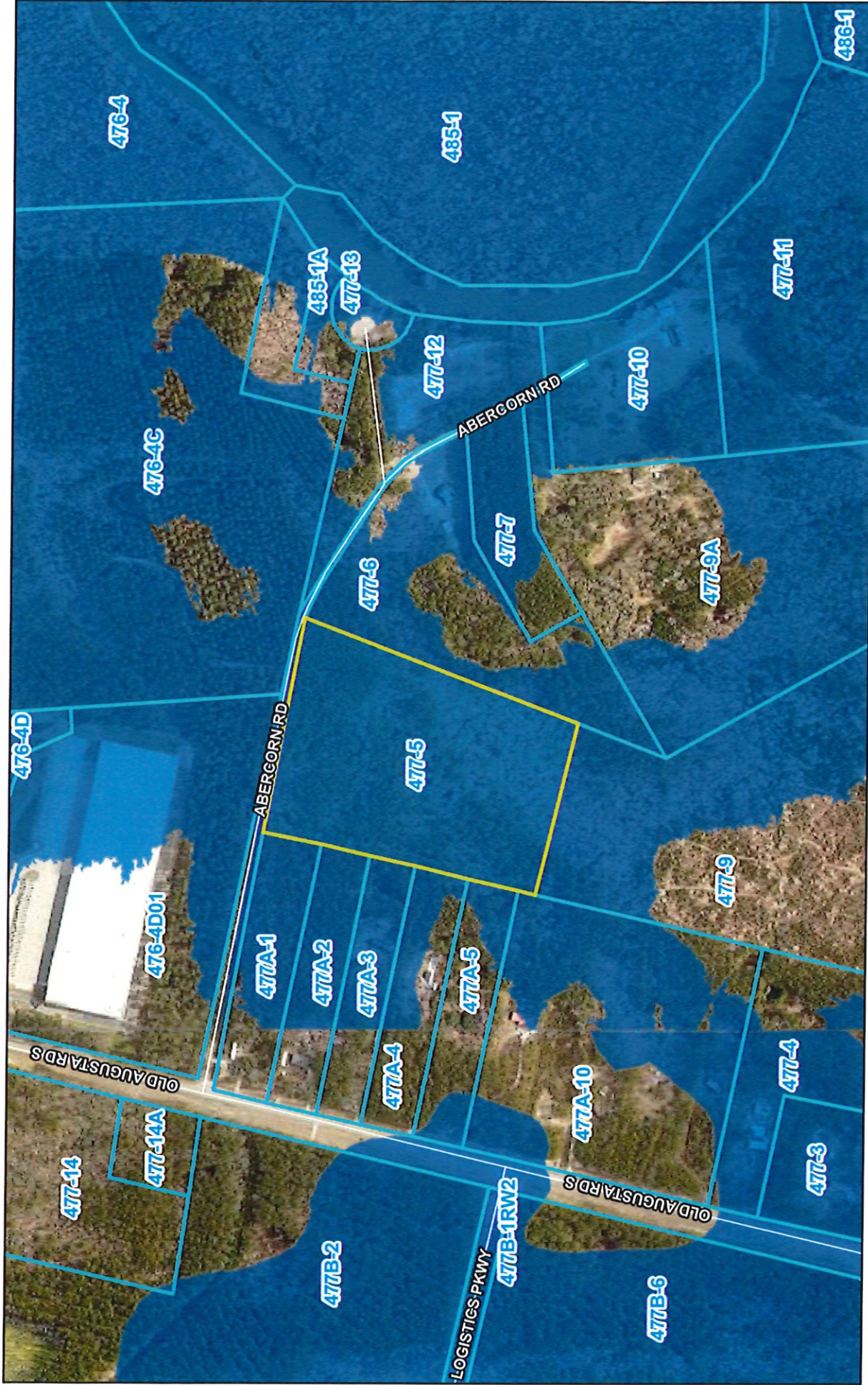
- Wetlands
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
- Roads
- Parcels
- Freshwater Pond
- Riverine
- Citations

1:7,843



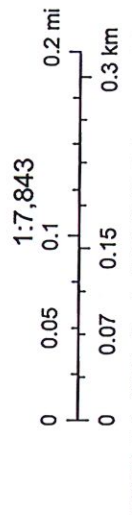
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/ NASA, EPA, USDA

477-5



4/2/2026

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



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

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 *[Signature]* DISAPPROVAL _____

Of the rezoning request, **Cythia Howze as agent for Mary Igou (Map # 477 Parcel # 5) from AR-1 to HI zoning.**

In major wetlands, we have state protectins. BUT the poor citizens that own the land would have a value. Voted yes, but did not want to just try to help a citizen.

- 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 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?

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, **Cythia Howze as agent for Mary Igou (Map # 477 Parcel # 5) 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?

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 X

DISAPPROVAL _____

Of the rezoning request, **Cythia Howze as agent for Mary Igou (Map # 477 Parcel # 5) 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?

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, **Cythia Howze as agent for Mary Igou (Map # 477 Parcel # 5) 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?

[Handwritten initials]