
CITIZEN LETTERS OF CONCERN

Re: Lexington Avenue Extension

Annexation Petition from the City of Rincon

Stephanie Johnson

From: Pam <pam@compucrew.com>
Sent: Wednesday, May 20, 2026 8:59 PM
To: Stephanie Johnson
Subject: Opposition to proposed Annexing/rezoning on Lexington Extension Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom It May Concern,

My name is Pam Simpson and my husband and I, along with our 3 school age children live in the hidden gem of Kate's Cove neighborhood. This neighborhood is a hidden gem because it is in an area that is rural, peaceful, quiet, and off the beaten path.

I am writing because I am deeply concerned regarding the proposed annexation of the large 114 acre parcel owned by the Rahn's on Lexington Extension Avenue into the City of Rincon, and for the rezoning of the parcel to residential for PUD properties. I strongly believe this annexation and further development would be a detrimental decision for both our county and our community, with long lasting consequences.

I understand that the primary motivation behind this proposed annexation is a large residential development, including hundreds of homes, some of which are considered as subsidized housing. We know that there is going to be growth, but uncontrolled growth without proper infrastructure comes at a tremendous cost to the citizens currently living in this area. Effingham County has already experienced a considerable increase in crime over the last several years. Expanding this development into this rural area without adequate support systems in place will create additional issues for law enforcement, emergency services, and the safety of our citizens and community.

The roads surrounding this proposed development-Lexington Avenue, Lexington Avenue Extension, Mill Pond Road, and 4th Street are currently unable to safely support current traffic demands. Lexington Extension Avenue is a small road with a narrow bridge and definitely cannot support the number of additional vehicles that will come with this development. Mill Pond Rd is also a small road and cannot support that many additional vehicles. The intersection of 4th St and Hwy 21 is already currently a nightmare during heavy traffic and will become even worse, causing more accidents and possibly fatalities. My daughter who is beginning her high school career and who is about to start driving will be driving on these roads daily. I am very concerned for her safety and the safety of other young drivers, as well as elderly drivers. The roads are deteriorating and have become increasingly dangerous. Vehicles run off these roads frequently, damaging road signs and creating hazardous driving conditions for residents because they are so narrow. Illegal dumping and damaged signs throughout this area is common. The amount of trash already being dumped, including large items such as large furniture and mattresses along these roads is unacceptable, and additional development will only make this problem worse.

The number of homes being considered for this development will also have devastating effects on the surrounding land, neighboring properties, my home and my Kate's Cove community and neighbors. This proposed development includes several hundred houses being built on wetlands. Flooding during heavy rainfall is already a concern, and increased development will significantly worsen stormwater runoff and drainage issues. The major long-term impact to both wildlife and residents should be taken into consideration.

Another major concern is that Effingham County schools are already full and overcrowded, with almost 30 students in each classroom. Students cannot receive the quality education they deserve and they should be getting in overcrowded learning environments. Even with the new Creekside Elementary school being built, the county still does not have enough capacity to support this level of continued growth in the schools. There are not enough teachers, staff, buses,

bus drivers, classrooms and general space to adequately serve the increasing population. These decisions are not only affecting our current generation, but they are also jeopardizing the future of our children and grandchildren.

My husband and I bought a home in the front section of Kate's Cove, outside the city limits. We did this for a reason. We wanted peace, privacy, safety, and the opportunity to live in a rural community that values its residents, neighbors, and natural surroundings.

Our community leaders need to stand up on behalf of the people and community when such a big decision like this is on the table. I understand that development generates revenue but there is no amount of money worth sacrificing the quality of life that makes this county special. Effingham County is quickly losing its quiet, peaceful, safe communities and natural and tranquil beauty that families have loved for generations. We are being overtaken by warehouses and developers seeking profit at the expense of the people who call this county home.

This cycle of major proposed development will continue until there is no land, wildlife, and fresh clean air left because it will never be enough to those county officials who are driven by money and greed.

I sincerely hope that the county will fight to protect its citizens and communities. And I sincerely hope that the City of Rincon will carefully consider the lasting consequences of this annexation and rezoning on the community, the people, the roads, the schools, and the infrastructure. It is important to me and my family that Effingham County remain a community that comes together to protect what its founders built and preserve the quality of life for current residents and future generations.

As a citizen of Effingham County, it is my duty to speak up for what I believe in, as well as those things that do not make sense, and that will have long term affects on me, my family, my way of life, and my community.

With all due respect, please reconsider this proposed annexation and rezoning. I am 100% opposed to this. Please send this email or provide a copy to every Effingham County Commisioner and I am requesting that it please be recorded.

Sincerely,
Morris and Pamela Simpson

Stephanie Johnson

From: Hervey, Carla <Carla_Hervey@baylor.edu>
Sent: Wednesday, May 20, 2026 5:01 PM
To: Stephanie Johnson
Subject: Proposed Annexation Petition on Lexington Avenue Extension

Importance: High

Follow Up Flag: Flag for follow up

Flag Status: Flagged

Ms. Johnson,

I am VERY concerned about the proposed annexation petition for about 114 acres located off Lexington Avenue Extension, Map #447, Parcel #13B in the Fifth District. I currently live in Kate's Cove Subdivision and the annexation of this property and subsequent rezoning into a housing area will greatly impact our subdivision in a negative way. Lexington Ave. Ext is a narrow, former dirt road that has simply been paved over. Considerable infrastructure would have to be put in place by the county to bring this road up to the point that it could handle heavy traffic. The initial consequence of this would be that heavy construction equipment would damage or destroy the road and once homes are built, the increase in traffic will very negatively affect the residents of this area's quality of life. Traffic in Rincon is already a huge problem and this annexation would compound the issue. Not to mention the strain on other public resources like water and electric as well as the need for increased firefighting and police presence.

I request that a copy of this email stating my official protest of this action be provided to each commissioner and entered into the official record.

Thank you.

Carla Hervey
KWBU-FM/Baylor University
(254) 710-4298

Stephanie Johnson

From: Hervey, Carla <Carla_Hervey@baylor.edu>
Sent: Wednesday, May 20, 2026 5:01 PM
To: Stephanie Johnson
Subject: Proposed Annexation Petition on Lexington Avenue Extension

Importance: High

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Thank you.

Carla Hervey
KWBU-FM/Baylor University
(254) 710-4298

Stephanie Johnson

From: Julie Hilderbrand <jnhil@comcast.net>
Sent: Tuesday, May 19, 2026 9:05 PM
To: Stephanie Johnson
Subject: Lexington Annexation

Follow Up Flag: Follow up
Flag Status: Flagged

Good evening,

I live on Lexington and have very serious concerns about this proposed annexation. Rezoning to build single family, multi-family, and commercial properties will place a huge strain on our local infrastructure, and transportation. I've not talked to a single person in favor of this except for the sells of this property. Please reconsider!

If you would share this to all board members I would appreciate it.

John Hilderbrand
329 Polly Branch Dr.
Rincon, Ga.

Stephanie Johnson

From: Michelle Hunter <michellehunter901@gmail.com>
Sent: Tuesday, May 19, 2026 7:34 PM
To: Stephanie Johnson
Subject: Protest of annexation into residential rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

To the attention of Stephanie Johnson County Clerk:

I am writing to protest annexing the large parcel on Lexington Ext to the city of Rincon to be rezoned residential. This would allow hundreds of homes to be built and absolutely ruin our city! Please provide my email to each of your commissioners and make sure that this email is entered into the record as a protest against such action.

Michelle Hunter

912-660-5189

Stephanie Johnson

From: Brian Hunter <pastor.brianhunter@gmail.com>
Sent: Tuesday, May 19, 2026 7:30 PM
To: Stephanie Johnson
Subject: Urgent Request Regarding Parcel on Lexington Ext

Follow Up Flag: Follow up
Flag Status: Flagged

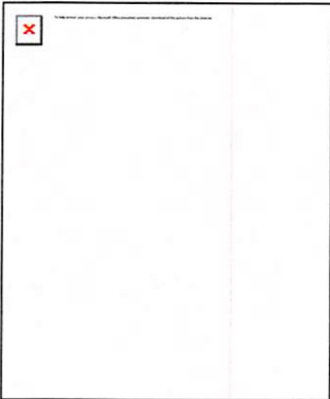
Attn: County Clerk Stephanie Johnson,

I am writing to request that you do not annex the large parcel on Lexington Ext to the city of Rincon to be rezoned residential for hundreds of homes. Rincon is special, unique and family friendly because it has a small town feel. If you do this you will run the good people out of Rincon who made it the great town it is. Please don't ruin this town. We already are feeling the trauma from too much traffic as it is and this would make it even worse. I am requesting that you please provide a copy of this email to each commissioner that it may be entered into the record.

Sincerely,

Rev. Brian Hunter

Brian W. Hunter
Mobile: 912-660-5427
pastor.brianhunter@gmail.com



Stephanie Johnson

From: barobec@yahoo.com
Sent: Tuesday, May 19, 2026 6:20 PM
To: Stephanie Johnson
Cc: Boog
Subject: Lexington Ave Ext Meeting Tonight

Follow Up Flag: Flag for follow up
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Hello Ms. Johnson,

Thoughts and Concerns on this Property up for discussion on Lexington Ave Ext. at tonight's meeting!

Water
Sewer
Roads
Property Value
Traffic
Noise

Please provide a copy to each commissioner and that it be entered into the record.

Thank You!
Betheny & Chris Rowland
203 Ferncliff Ct
Rincon, GA 31326
Kate's Cove

Stephanie Johnson

From: Kellie Rey <kellie.rey75@gmail.com>
Sent: Tuesday, May 19, 2026 5:35 PM
To: Stephanie Johnson
Subject: Mrs. Johnson, please have this entered into record and provide a copy to each commissioner. Thank you.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Re: Opposition to Annexation and Residential Rezoning Proposal

I respectfully oppose the proposed annexation of county land (114 acres off of Lexington ext) into the city limits for residential zoning. While growth and development are inevitable, this proposal raises significant concerns regarding infrastructure capacity, traffic safety, school overcrowding, and the long-term impact on neighboring property owners.

First, the existing road infrastructure is not designed to support substantial increases in residential density. The primary access roads serving this area are narrow two-lane roads that already experience congestion during peak morning and evening travel periods. Traffic flow is currently regulated primarily by stop signs rather than signalized intersections or expanded roadway systems. Introducing a large residential development would significantly increase daily vehicle trips, creating longer delays, congestion at intersections, and additional safety concerns for residents entering and exiting surrounding neighborhoods.

Second, our local schools are already experiencing capacity challenges. Additional residential development typically brings an increase in school-age children, placing further strain on classrooms, teachers, school transportation, and educational resources. Overcrowded schools often result in larger class sizes, use of temporary classrooms, and reduced educational quality. Before approving significant residential expansion, there should be a demonstrated plan showing that school systems can absorb the additional student population without negatively impacting current students and families.

Third, surrounding property owners may experience negative impacts on property values and quality of life. Existing homeowners purchased property with certain expectations regarding land use, traffic conditions, and neighborhood character. Rapid increases in density can alter those expectations by increasing congestion, noise, and demand on community resources. The concern is not opposition to growth itself, but rather growth that occurs without proper planning and without adequate infrastructure improvements occurring first.

Development should be responsible and sustainable. Growth should follow infrastructure—not precede it. Roads should be widened or improved, traffic studies completed, schools adequately expanded, and long-term impacts fully evaluated before annexation and rezoning decisions are made.

For these reasons, I urge the county decision-makers to deny this annexation request, or at a minimum postpone any approval until comprehensive infrastructure studies and mitigation plans are completed.

Thank you for your consideration.

Stephanie Johnson

From: Raissa Sousa Muniz <msraissa@outlook.com>
Sent: Tuesday, May 19, 2026 5:12 PM
To: Stephanie Johnson
Subject: Concerns Regarding Lexington Ave Annexation and Proposed PUD

Follow Up Flag: Flag for follow up
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Dear Ms. Johnson,

Please provide a copy of this email to each commissioner and include it in the public record regarding the proposed annexation and rezoning request for the Lexington Ave Ext property.

Our names are Raissa Muniz and Cory Williams, and we are residents of Kate's Cove.

We understand that growth is happening in Rincon and Effingham County, and we are not against growth. However, we believe growth needs to be responsible and compatible with the existing community and infrastructure.

We are deeply concerned about the scale and density of the proposed PUD development and the long-term impact it may have on our neighborhood and surrounding areas.

This proposal is not simply being built "near" our neighborhood. The proposed development would directly connect into and impact the same infrastructure and access points used by Kate's Cove residents, including bridge access and surrounding roads that were never designed for a high-density development of this size.

We are especially concerned about:

- traffic and congestion,
- bridge capacity and emergency access,
- stormwater and drainage impacts,
- increased pressure on roads and infrastructure,
- and the incompatibility of this proposed density with the existing character of the area.

Kate's Cove and the surrounding community were developed as lower-density neighborhoods with larger lots, ponds, natural buffers, and space between homes. Many families chose to live here because of the quieter character, natural environment, and overall quality of life.

Developments of this scale permanently change the character of a community, especially when infrastructure is not keeping pace.

We respectfully ask the commissioners to carefully reconsider this proposal and its long-term impact on existing residents, infrastructure, and the future character of the area.

Thank you for your time and consideration.

Raissa Muniz and Cory Williams
Kate's Cove Residents

Stephanie Johnson

From: Tiffany Sloan <tiff.leighsloan@gmail.com>
Sent: Tuesday, May 19, 2026 3:09 PM
To: Stephanie Johnson
Subject: Lexington Ave Ext Annexation Concerns

Follow Up Flag: Flag for follow up
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To Whom It May Concern,

My name is Tiffany Sloan, and my husband and I are property owners both in Kate's Cove and on Lexington Avenue Extension. I am writing as a deeply concerned citizen regarding the proposed annexation of the Rahn properties into the City of Rincon.

I strongly believe this annexation would be a detrimental decision for both our county and our community. It is clear that the primary motivation behind this annexation is large-scale residential development, including an excessive number of homes, some of which are proposed as subsidized housing. While growth is inevitable, uncontrolled growth without proper infrastructure, planning, and community consideration comes at a tremendous cost to the citizens already living here.

Effingham County has already experienced a considerable increase in crime over recent years. Expanding high-density development into rural areas without adequate support systems will only place additional strain on law enforcement, emergency services, and the safety of our communities.

Additionally, the roads surrounding this proposed development — Lexington Avenue, Lexington Avenue Extension, and Mill Pond Road — are already unable to safely support current traffic demands. The roads are deteriorating from previous paving work completed years ago and have become increasingly dangerous. Vehicles run off these roads multiple times per month, frequently damaging road signs and creating hazardous driving conditions for residents. In fact, just last Friday, I personally contacted Public Works to report the stop sign down at the intersection of Lexington Avenue Extension and Mill Pond Road. Public Works records will also reflect the numerous times each year I report illegal dumping and damaged signs throughout this area. The amount of trash already being discarded along these roads is unacceptable, and additional development will only worsen the problem.

The number of homes being considered for this development will also have devastating effects on the surrounding land, neighboring properties, and the Kate's Cove community. Flooding during heavy rainfall events is already a concern, and increased development will significantly worsen stormwater runoff and drainage issues. The long-term environmental impact to both wildlife and residents should not be ignored.

Our schools are another major concern. Effingham County schools are already overcrowded, with classrooms reaching nearly 30 students each. Students cannot receive the quality education they deserve in overcrowded learning environments. Even with new schools being built, the county still does not have enough capacity to support this level of continued growth. There are not enough teachers, buses, or bus drivers to adequately serve the increasing population. These decisions are not only

affecting our current generation, but they are also jeopardizing the future of our children and grandchildren.

My husband and I purchased land outside the city limits for a reason. We wanted peace, space, safety, and the opportunity to build our forever home in a rural community that values its residents, neighbors, and natural surroundings. That vision is now at risk of being taken away before we even have the chance to build.

At some point, our leaders must be willing to stand up on behalf of the people and say, "Enough is enough." While we all understand that development generates revenue, there is no amount of money worth sacrificing the peace, character, and quality of life that make this county special. Effingham County is quickly losing the quiet communities and natural beauty that families have treasured for generations. We are being overtaken by warehouses and developers seeking profit at the expense of the people who call this county home.

Ecclesiastes 5:10 states, "Whoever loves money never has enough; whoever loves wealth is never satisfied with their income." This cycle of unchecked development will continue until there is nothing left because, to those driven by greed, it will never be enough.

I sincerely hope the county will fight to protect its citizens and that the City of Rincon will carefully consider the lasting consequences of this annexation. Effingham County cannot continue to be a place that is simply bought and sold to the highest bidder. Instead, it must remain a community that comes together to protect what its founders built and preserve the quality of life for future generations.

Respectfully,

Brent & Tiffany Sloan

Stephanie Johnson

From: joseph hoover <thehoovers4@gmail.com>
Sent: Tuesday, May 19, 2026 12:36 PM
To: Stephanie Johnson
Subject: Rezoning of Property At 0 Lexington Ave Ext

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Please accept this email as my formal public comment regarding the proposed annexation and rezoning of the property located at 0 Lexington Ave Ext. (114.13 Acres, PIN: 04470013B00).

I respectfully oppose the request to rezone this property from AR-1 (Agricultural Residential) to a Planned Unit Development. The scale and intensity of the proposed project are inconsistent with the established nature of the surrounding community and would permanently alter the rural and residential character that current residents value.

In addition, the existing roadways and public infrastructure do not appear capable of supporting a development of this size. Increased vehicle congestion along Lexington Avenue Extension, combined with additional strain on stormwater systems, utilities, and other city services, raises serious concerns about long-term safety, capacity, and quality of life for nearby homeowners. The schools are already to crowded, as I've lived here since 2017 and due to the overcrowding in this area my daughter cannot have a preschool spot that I pay taxes for.

I request that this statement be copied to each member of the Planning Board for the meeting scheduled tonight, May 19, 2026, at 6:30 PM. Furthermore, please ensure a copy is provided to each City Council member and entered into the official public record ahead of the final annexation vote on June 8, 2026.

Thank you for ensuring our neighborhood voices are heard and considered.

Sincerely,

Joseph Hoover