

Kevin Exley, Mayor
Jesse Blackwell, Jr., Council
Tim Milner, Council
Brandy Riley, Council
Levi Scott, Jr., Council



Michelle Taylor, Council
Mona Underwood, Council
Robert H. Byrd, City Manager
Dulcia King, City Clerk
David (Bobo) Mullens, City Attorney

CITY OF RINCON

302 South Columbia Ave. • P.O. Box 232
Rincon, GA 31326
Phone: (912) 826-5745

RECEIVED

By Stephanie Johnson at 4:21 pm, Feb 18, 2025

41
Via Certified U.S. Mail #: 9589 0710 5270 1028 5064 ~~34~~

January 27, 2025

Board of Commissioners of Effingham County, Georgia
601 North Laurel Street
Springfield, GA 31329

Re: Annexation of Properties owned by JACO Acquisitions LLC: Parcel # 0465M003 - .98 acres
and Parcel 0465M001 – 7.41 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 January 17, 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 are as follows:

Please see Exhibit A attached hereto which is 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.

Kevin Exley, Mayor
Jesse Blackwell, Jr., Council
Tim Milner, Council
Brandy Riley, Council
Levi Scott, Jr., Council



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Pursuant to O.C.G.A. Section 36-36-11 a public hearing on zoning of the property to be annexed will be held on Monday, February 24, 2025, 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 (.98 acres and 7.41 acres) of land are AR-2 (Agricultural Residential) and the current use of the properties is residential. The proposed zoning in Rincon for the .98 acres and 7.41 acres as described on Exhibits A and B when annexed will be R-3 (Residential Multi-Family) and the intended land use will be multi-family.

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

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 #:
5864 5868 HWY 21 RINCON GA	0465M001 0465M003
Current Zoning (County):	Current Land Use:
AR2	N/A
Acreage:	
8.4	

APPLICANT INFORMATION

Applicant Name:	Phone:
BEN JOHNSON	912-656-4638
Business Name:	Email:
LAND UNLIMITED INC.	ben@landunlimited.com
Mailing Address:	
297 EARLY ST EXT	
City:	State:
SPRINGFIELD	GA
Zip Code:	
31329	

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

OWNER INFORMATION

Owner Name:	Phone:
Jason Counselman	563-499-8989
Business Name:	Email:
JACO AQUISITIONS LLC	JASON.COUNSELMAN@GMAIL.COM
Mailing Address:	
945 HONEYRIDGE RD	
City:	State:
GUYTON	GA
Zip Code:	
31312	

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.

B. Johnson

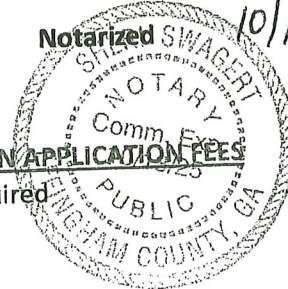
Signature of Applicant

1-7-25

Date

SS
10/13/25

Notarized



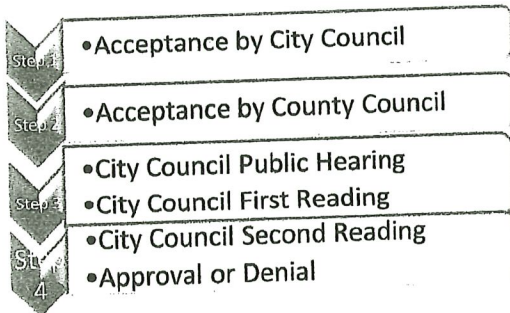
ANNEXATION APPLICATION FEES

No fees required

SUBMITTAL REQUIREMENTS

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

PROCESS



Office Use Only:

Application #: _____

Date Received: 1-9-25

Date County Accepted Annexation Petition: _____

Date of Newspaper Ad: _____

Date Adjacent Property Letters Mailed: _____

Council Public Hearing: _____

Council Second Reading: _____

Date Certified Letter Sent to School Board: _____

Date Certified Letter Sent to Effingham County: _____

Date Sign Posted: _____

Council First Reading: _____

- ☐ Approved
- ☐ Denied
- ☐ Withdrawn by Applicant

PETITION REQUESTING ANNEXATION

Date: 1-9-25

To the Mayor and City Council of Rincon, Georgia.

1. The undersigned, as owners of all real property of the territory described herein, respectfully request that the City Council annex this territory to the City of Rincon, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Rincon, Georgia and the description of such territory is attached.

This 9 day of JANUARY, 2025.

JASON COUNSELMAN

Owner's Name

[Signature]

Owner's Signature

REZONING APPLICATION FOR ANNEXATION

PROPERTY INFORMATION

Location Address:
5864-5868

Parcel #:
0465M001-0465M003

Current Zoning (County):
AR2

Current Land Use:
N/A

Proposed Zoning (City):
APARTMENTS R3

Proposed Land Use:
RESIDENTIAL

Acreage:
8.4

APPLICANT INFORMATION (see annexation application)

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

OWNER INFORMATION (see annexation application)

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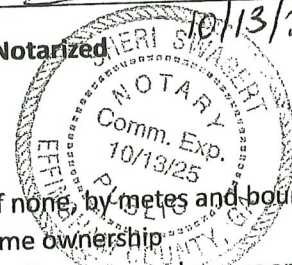
Ben Johnson

Signature of Applicant

1-7-25

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
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- ☒ 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

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Should you have any questions about this matter, please contact me at tlewis@rinconga.gov or 912-826-5996 x113.

Kind regards-

A handwritten signature in blue ink, appearing to read "Teri Lewis".

Teri B. Lewis, AICP
Director of Planning & Development

ANNEXATION APPLICATION PACKET

CITY OF RINCON
Planning & Development Department
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Applicant Name:	Phone:
BEN JOHNSON	912-656-4638
Business Name:	Email:
LAND UNLIMITED INC.	ben@landunlimited.com
Mailing Address:	
297 EARLY ST EXT	
City:	State:
SPRINGFIELD	GA
Zip Code:	
31329	

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Jason Counselman	563-499-8989
Business Name:	Email:
JACO AQUISITIONS LLC	JASON.COUNSELMAN@GMAIL.COM
Mailing Address:	
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City:	State:
GUYTON	GA
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Ben Johnson

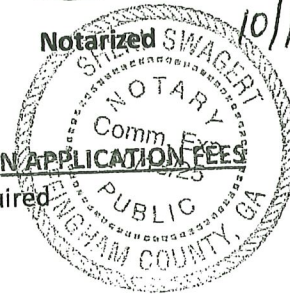
Signature of Applicant

1-7-25

Date

88
10/13/25

Notarized



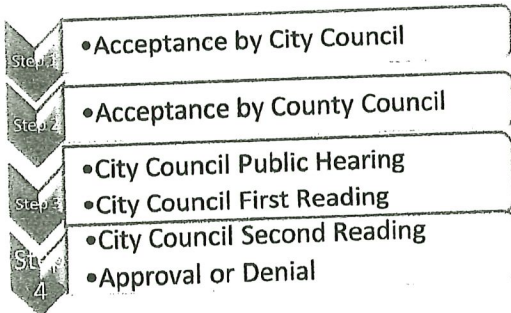
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SUBMITTAL REQUIREMENTS

- ☒ Boundary Survey or Plat
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JASON COUNSELMAN

Owner's Name

[Signature]

Owner's Signature

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Current Land Use:
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Proposed Zoning (City):
APARTMENTS **R3**

Proposed Land Use:
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Acreage:
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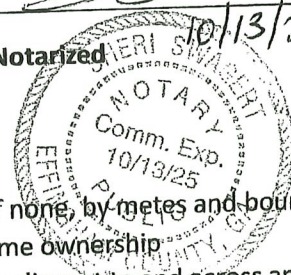
Signature of Applicant

1-7-25

Date

SS
10/13/25

Notarized



SUBMITTAL REQUIREMENTS

- ☒ A legal description of the land by lot, block, and subdivision designations, or if none, by metes and bounds
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- ☒ 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

Exhibit "A" – Legal Description

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing Seven and Four Tenths (7.4) acres, more or less, and being bounded on the Northwest by Westwood Heights Subdivision; on the Northeast by Georgia State Highway 21 and by lands of Alma L. Mikell (shown as Edwin C. Mikell Estate); on the East by lands of Martin Mgmt., by lands of Howze, and by lands of International Mortgage, and on the West by lands of Lynn Mikell Brennan.

Express reference is hereby made to the plat of said lands made by Adolph N. Michelis, R.L.S. #1323, surveyed on June 27, 2006 and revised on August 3, 2007 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Cabinet "C", Slide C-174- E-2, for better determining the metes and bounds of said lands herein conveyed.

This being the same property conveyed by deed from Alma L. Mikell to Edwin C. Mikell dated September 17, 2007 and recorded in said Clerk's Office in Deed Book 1676, Page 64.

SUBJECT, to restrictive covenants and easements of record.

EXHIBIT "A"

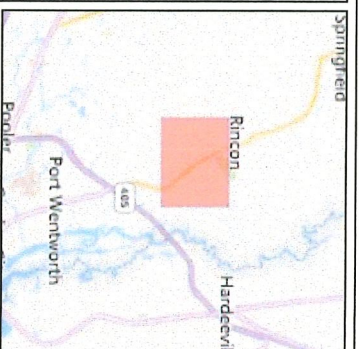
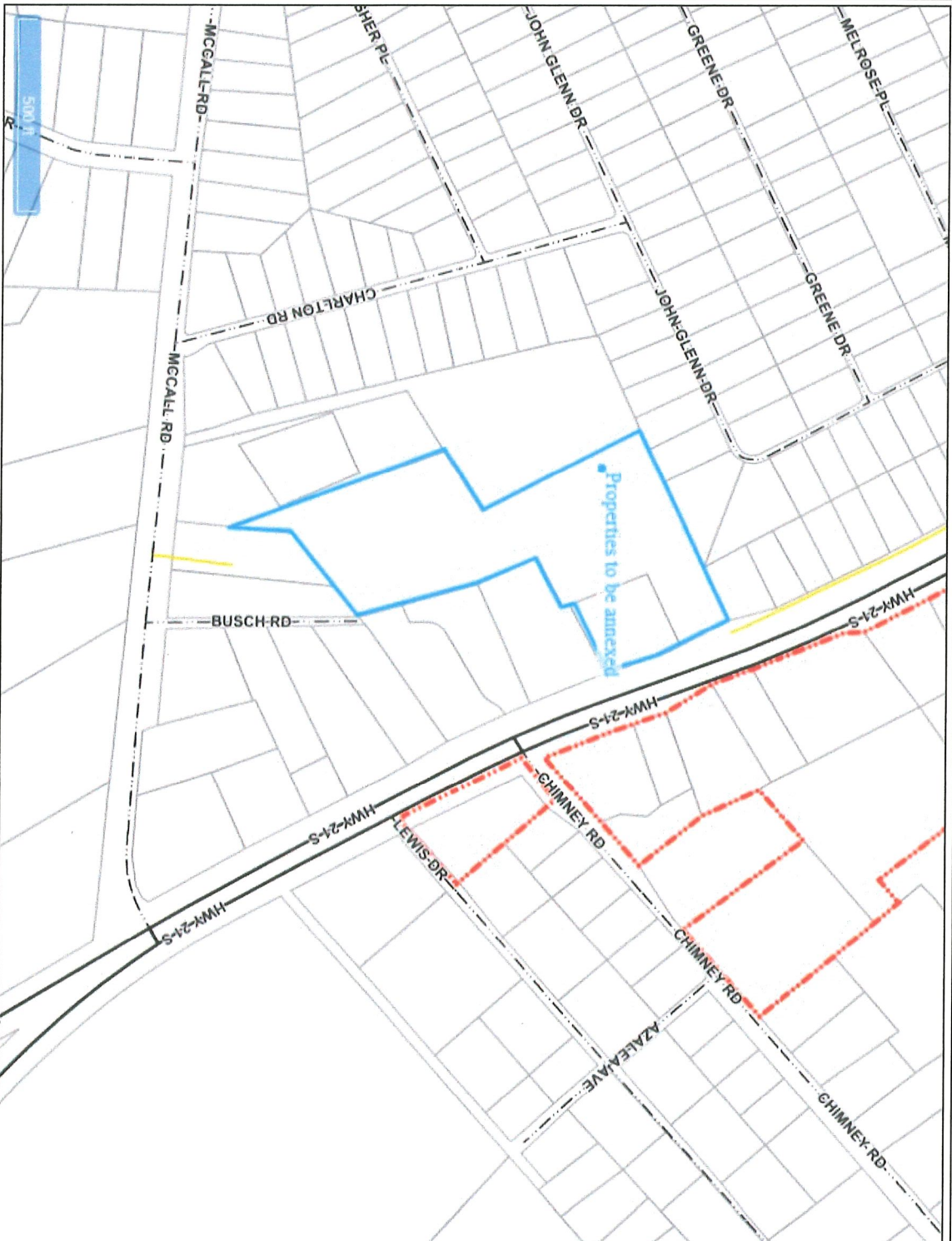
(Legal Description)

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN GUYTON, 10TH G.M. DISTRICT, EFFINGHAM COUNTY, GEORGIA AND DESIGNATED AS LOT 3 ON THAT CERTAIN PLAT PREPARED BY MICHAEL A. HUSSEY GRLS # 2509 DATED MARCH 19, 2021 AND ENTITLED "DILMUS JACKSON STREET MINOR SUBDIVISION SURVEY" AND RECORDED IN DEED BOOK 29 PAGE 32 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA RECORDS.

THIS IS A PORTION OF THE SAME PROPERTY THAT WAS CONVEYED TO RJ REYNOLDS CONSTRUCTION, LLC BY LIMITED WARRANTY DEED DATED AUGUST 24, 2020 AND RECORDED IN DEED BOOK 2618, PAGE 129 EFFINGHAM COUNTY, GEORGIA RECORDS.



0465M001 and 0465M003



Legend

- Parcels
- City Boundary
- Effingham County Boundary
- Road Names
- Road Centerlines
- City Roads
- Private Roads
- County Roads
- State Roads
- Federal Roads
- Unknown Roads
- Proposed Roads
- Railroads

Scale: 1 in = 400 ft

21 Jan, 2025

This map is a user generated static output from rightspot.spateang.com website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION