



**Record No: RZN-
26-47**

Rezoning Application

Status: Active

Submitted On: 9/3/2026

Primary Location

2293 Rincon-Stillwell Road
Rincon, GA 31326

Owner

SOWERS JOYCE
2333 Rincon Stillwell Rd
Rincon, Ga 31326

Applicant

 Joyce Sowers

 2333 Rincon Stillwell Rd
Rincon, Ga 31326

Staff Review

Planning Board Meeting Date* 

10/13/2026

Board of Commissioner Meeting Date* 

11/03/2026

Notification Letter Description * 

to allow for permitted uses in AR-1.

Staff Description 

Stipulations 

Map #* 

461

Parcel #* 

66

Georgia Militia District 

—

Commissioner District* 

5th

Public Notification Letters Mailed 

09/21/2026

Board of Commissioner Ads 

10/14/2026

Planning Board Ads 

09/23/2026

Request Approved or Denied 

—

Plat Filing required*  

Yes

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Joyce Sowers

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

2333 Rincon Stillwell Rd

Applicant City*

Rincon

Applicant State & Zip Code*

Ga 31326

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Proposed Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Map & Parcel *

04610066

Road Name*

Rincon Stillwell

Proposed Road Access* 

Rincon Stillwell

Total Acres *

1.6

Acres to be Rezoned*

0.6

Lot Characteristics *

Residential and Wooded

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

The purpose of this rezoning request is to allow the subject property to be incorporated into and utilized in conjunction with the adjacent property. The proposed rezoning will create a more cohesive and functional tract of land and will allow the properties to be managed and developed as a unified parcel.

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR1

South*

AR1

East*

AR2

West*

AR2

Describe the current use of the property you wish to rezone.*

The property is currently vacant and undeveloped.

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

NA

Describe the use that you propose to make of the land after rezoning.*

The proposed use of the property is to incorporate the subject parcel into the adjoining property and utilize the combined parcels as one cohesive tract. The property will be used in conjunction with the existing adjacent property for the same permitted use and will be maintained as part of the overall property. No incompatible or substantially different use is proposed as a result of the rezoning.

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential

Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

NA

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?*

No

Digital Signature*

 Joyce Sowers
Sep 2, 2026

2815455200

PARTICIPANT ID
BK:29 PG:394-394

P2022000154

FILED IN OFFICE
CLERK OF COURT
08/19/2022 10:04 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

LEGEND:
IRF 3/4" REBAR FOUND
RCS 3/4" REBAR SET
PL PROPERTY LINE
CMF CONC MON FOUND
N/F NOW OR FORMERLY
PP POWER POLE
EQUIP USED TOTAL STATION
TOPCON 305

ERROR OF CLOSURE
732,000 PLAT NOT ADJUSTED

ADOLPH N. MICHELIS & ASSO.

738 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30447
PH: (812) 829 3672

SURVEYORS CERTIFICATION

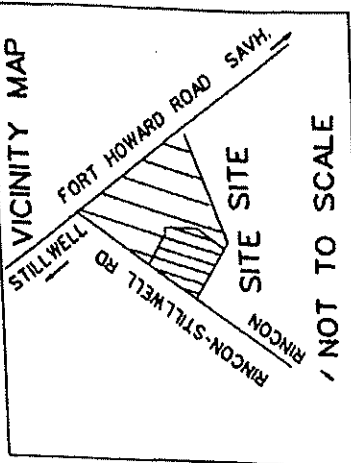
This plat is a representation of a surveying engineer's personal knowledge of the land and does not constitute a warranty of any kind. The surveying engineer is not responsible for the accuracy of the information provided by any third party. The surveying engineer is not responsible for the accuracy of the information provided by any third party. The surveying engineer is not responsible for the accuracy of the information provided by any third party.



GA REG. L.C. NO. 1035 8-19-22 DATE

NOTE: SUBJECT PROPERTY IS A
RETRACEMENT OF MAP & PARCEL
04610066 OF THE EFFINGHAM CTY.
TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE
RATE MAP EFFINGHAM COUNTY, GEORGIA, REFERRING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/18/2015, THIS PROPERTY IS LOCATED IN "ZONE X" (OUTSIDE
THE 500 YEAR FLOODPLAIN)



NOT TO SCALE

REFERENCES:
PB-10 PAGE 246
PB-13 PAGE 808
PB-07 PAGE 135
PB-07 PAGE 107
PB-25 PAGE 149
PLAT BY PAUL WILDER
DATED 14 JAN 1993 OF
1.19 ACRES COMBINED
WITH 04610065

RETRACEMENT SURVEY

SURVEY OF

LUNEIL E NEURATH EST.

SURVEY OF 1.60 ACRES

MAP & PARCEL 04610066

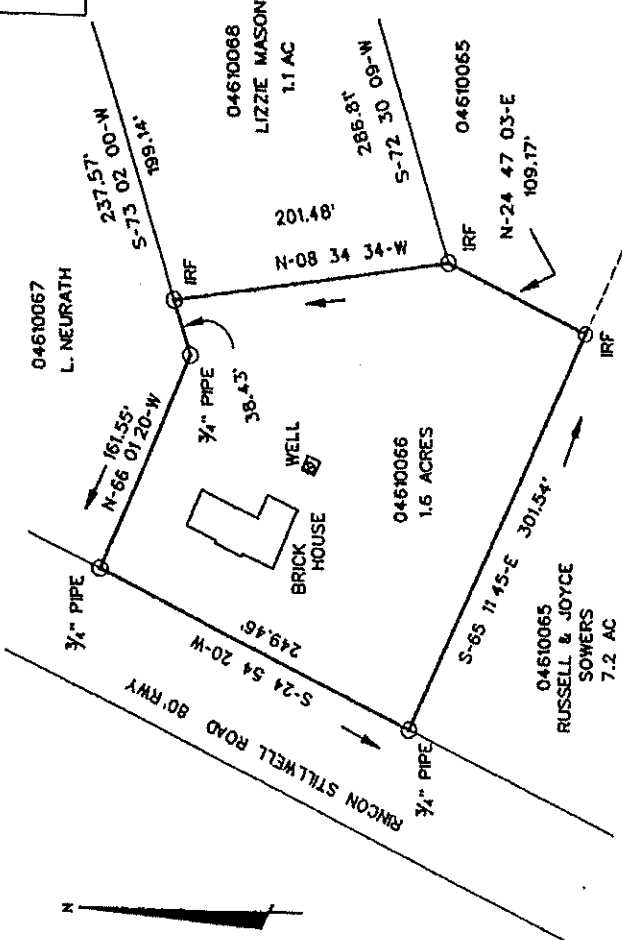
LOCATED IN THE 09TH. G.M.D.

EFFINGHAM COUNTY, GEORGIA

SURVEYED 16 AUG 2022

PLAT DRAWN 17 AUG 2022

LUNEL E. NEURATH



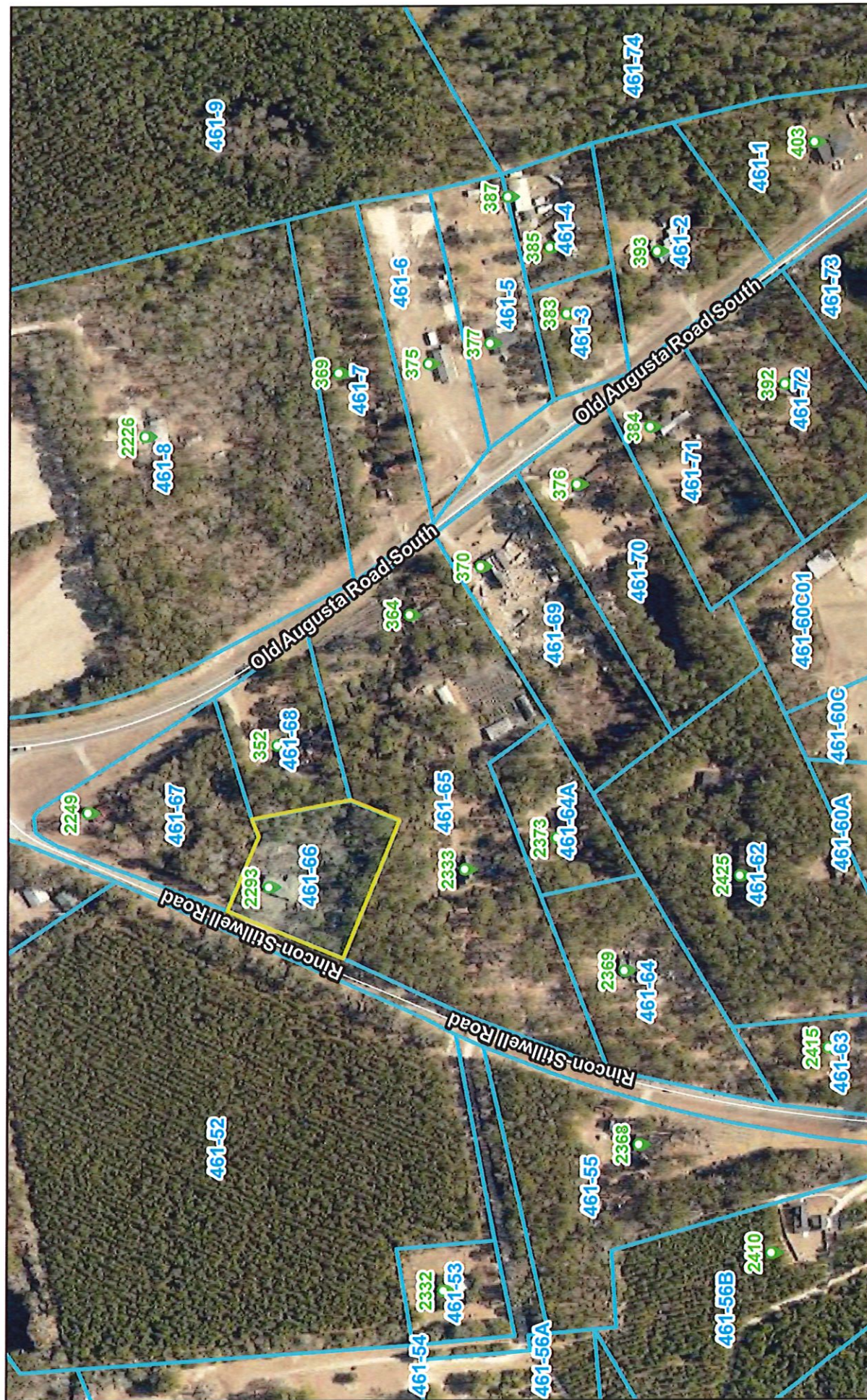
SCALE: 1" = 100'

461-66



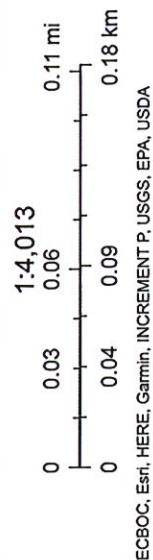
9/3/2026

1:2,007
0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km
ECBOC, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



9/8/2026

- Addresses
- Parcels
- Roads
- Citations



The map displays a residential neighborhood with the following features:

- Streets:** Mill Pond Road (west), Nettle Road (north), Old Augusta Road South (east), and Rincon-Stillwell Road (south).
- Property Lots:** Numerous lots are labeled with 461- prefixes, including 461-44, 461-49, 461-50, 461-51, 461-52, 461-53, 461-54, 461-55, 461-56A, 461-56B, 461-58, 461-59, 461-60, 461-60A, 461-60B, 461-60C, 461-60C01, 461-61, 461-62, 461-63, 461-64, 461-64A, 461-65, 461-66, 461-67, 461-68, 461-69, 461-70, 461-71, 461-72, 461-73, 461-74, 461-75, 461-76, 461-77, 461-78, 461-79, 461-80, 461-81, 461-82, 461-83, 461-84, 461-85, 461-86, 461-87, 461-88, 461-89, 461-90, 461-91, 461-92, 461-93, 461-94, 461-95, 461-96, 461-97, 461-98, 461-99, 461-100, 461-101, 461-102, 461-103, 461-104, 461-105, 461-106, 461-107, 461-108, 461-109, 461-110, 461-111, 461-112, 461-113, 461-114, 461-115, 461-116, 461-117, 461-118, 461-119, 461-120, 461-121, 461-122, 461-123, 461-124, 461-125, 461-126, 461-127, 461-128, 461-129, 461-130, 461-131, 461-132, 461-133, 461-134, 461-135, 461-136, 461-137, 461-138, 461-139, 461-140, 461-141, 461-142, 461-143, 461-144, 461-145, 461-146, 461-147, 461-148, 461-149, 461-150, 461-151, 461-152, 461-153, 461-154, 461-155, 461-156, 461-157, 461-158, 461-159, 461-160, 461-161, 461-162, 461-163, 461-164, 461-165, 461-166, 461-167, 461-168, 461-169, 461-170, 461-171, 461-172, 461-173, 461-174, 461-175, 461-176, 461-177, 461-178, 461-179, 461-180, 461-181, 461-182, 461-183, 461-184, 461-185, 461-186, 461-187, 461-188, 461-189, 461-190, 461-191, 461-192, 461-193, 461-194, 461-195, 461-196, 461-197, 461-198, 461-199, 461-200, 461-201, 461-202, 461-203, 461-204, 461-205, 461-206, 461-207, 461-208, 461-209, 461-210, 461-211, 461-212, 461-213, 461-214, 461-215, 461-216, 461-217, 461-218, 461-219, 461-220, 461-221, 461-222, 461-223, 461-224, 461-225, 461-226, 461-227, 461-228, 461-229, 461-230, 461-231, 461-232, 461-233, 461-234, 461-235, 461-236, 461-237, 461-238, 461-239, 461-240, 461-241, 461-242, 461-243, 461-244, 461-245, 461-246, 461-247, 461-248, 461-249, 461-250, 461-251, 461-252, 461-253, 461-254, 461-255, 461-256, 461-257, 461-258, 461-259, 461-260, 461-261, 461-262, 461-263, 461-264, 461-265, 461-266, 461-267, 461-268, 461-269, 461-270, 461-271, 461-272, 461-273, 461-274, 461-275, 461-276, 461-277, 461-278, 461-279, 461-280, 461-281, 461-282, 461-283, 461-284, 461-285, 461-286, 461-287, 461-288, 461-289, 461-290, 461-291, 461-292, 461-293, 461-294, 461-295, 461-296, 461-297, 461-298, 461-299, 461-300, 461-301, 461-302, 461-303, 461-304, 461-305, 461-306, 461-307, 461-308, 461-309, 461-310, 461-311, 461-312, 461-313, 461-314, 461-315, 461-316, 461-317, 461-318, 461-319, 461-320, 461-321, 461-322, 461-323, 461-324, 461-325, 461-326, 461-327, 461-328, 461-329, 461-330, 461-331, 461-332, 461-333, 461-334, 461-335, 461-336, 461-337, 461-338, 461-339, 461-340, 461-341, 461-342, 461-343, 461-344, 461-345, 461-346, 461-347, 461-348, 461-349, 461-350, 461-351, 461-352, 461-353, 461-354, 461-355, 461-356, 461-357, 461-358, 461-359, 461-360, 461-361, 461-362, 461-363, 461-364, 461-365, 461-366, 461-367, 461-368, 461-369, 461-370, 461-371, 461-372, 461-373, 461-374, 461-375, 461-376, 461-377, 461-378, 461-379, 461-380, 461-381, 461-382, 461-383, 461-384, 461-385, 461-386, 461-387, 461-388, 461-389, 461-390, 461-391, 461-392, 461-393, 461-394, 461-395, 461-396, 461-397, 461-398, 461-399, 461-400, 461-401, 461-402, 461-403, 461-404, 461-405, 461-406, 461-407, 461-408, 461-409, 461-410, 461-411, 461-412, 461-413, 461-414, 461-415, 461-416, 461-417, 461-418, 461-419, 461-420, 461-421, 461-422, 461-423, 461-424, 461-425, 461-426, 461-427, 461-428, 461-429, 461-430, 461-431, 461-432, 461-433, 461-434, 461-435, 461-436, 461-437, 461-438, 461-439, 461-440, 461-441, 461-442, 461-443, 461-444, 461-445, 461-446, 461-447, 461-448, 461-449, 461-450, 461-451, 461-452, 461-453, 461-454, 461-455, 461-456, 461-457, 461-458, 461-459, 461-460, 461-461, 461-462, 461-463, 461-464, 461-465, 461-466, 461-467, 461-468, 461-469, 461-470, 461-471, 461-472, 461-473, 461-474, 461-475, 461-476, 461-477, 461-478, 461-479, 461

 Addresses  Parcels  I-1  AR-2  R-1 Citations
 Roads  Zoning  AR-1

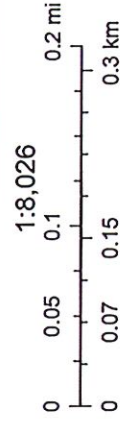
0 0.07 0.15 0.3 km

461-66



9/8/2026

- Addresses FLUM Areas
- Roads
- Parcels
- Agricultural-Residential
- Industrial
- Citations



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 ✓

DISAPPROVAL _____

Of the rezoning request, **Joyce Sowers (Map # 461 Parcel # 66)** from **AR-2 to AR-1 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?

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