

**Record No: RZN-26-9**

Rezoning Application  
Status: Active  
Submitted On: 2/27/2026


**Primary Location**

109 Commerce Court  
Rincon, GA 31326


**Owner**

BRIGHT AUTO WORLD LLC  
3108 E OAK KNOLL DR WEST COVINA, CA  
91791

**Applicant**

 Javed Mujaddidi




 109 commerce ct  
Rincon, Ga 31326

**Staff Review**

Planning Board Meeting Date\* 

04/14/2026

Board of Commissioner Meeting Date\* 


05/05/2026

Notification Letter Description\* 


to allow for permitted uses in HI.

Map #\* 

466C

Parcel #\* 

4

Staff Description 

Georgia Militia District 

—

Commissioner District\* 

5th

Public Notification Letters Mailed 


03/23/2026

Board of Commissioner Ads 


04/15/2026

Planning Board Ads 

03/25/2026

Request Approved or Denied 

—

Plat Filing required\* 

No

**Applicant Information**

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Bright auto world

Applicant Email Address\*

aaautoshipping@gmail.com

Applicant Phone Number\*

310-951-7098

Applicant Mailing Address\*  
3108 E OAK KNOLL DR

Applicant City\*  
West Covina

Applicant State & Zip Code\*  
91791

### Rezoning Information

How many parcels are you rezoning?†  
1

Present Zoning of Property\*  
B-3 (Highway Commercial)

Proposed Zoning of Property\*  
HI (Heavy Industrial)

Map & Parcel \*  
0466C004

Road Name\*  
Commerce Ct

Proposed Road Access\* ⓘ  
Commerce Ct

Total Acres \*  
8.61

Acres to be Rezoned\*  
8.61

#### Lot Characteristics \*

The property at **109 Commerce Ct, Rincon, GA 31326** is an **8.61-acre** industrial parcel situated within the Effingham Park of Commerce. The lot is currently zoned **B-3 (Highway Commercial)** and features a 12,877-square-foot warehouse facility built in 2006

Water Connection \*  
Public Water System

Name of Supplier\*  
Coastal Water & Sewerage, LLC

Sewer Connection\*  
Public Sewer System

Name of Supplier\*  
Coastal Water & Sewerage, LLC

#### Justification for Rezoning Amendment \*

The primary justification for rezoning **109 Commerce Ct** is to **align the regulatory designation with the existing physical use** and the surrounding "Effingham Park of Commerce" character.

Currently zoned **B-3 (Highway Commercial)**, the property features a 12,877 SF warehouse—a use typically defined as **Industrial**. Rezoning to **I-1 (Light Industrial)** would correct this non-conforming status, facilitate future expansion, and ensure consistency with the county's logistics-focused development goals.

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

North\*

South\*

H1

N/A

East\*

West\*

H1

B3

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

The property currently being used to export used vehicles.

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

No, the property does **not** have a reasonable economic use as currently zoned because the B-3 (Highway Commercial) district explicitly prohibits "Warehouses".

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

The proposed use is to **legitimize and maintain** the property as a **Wholesale Trade and Distribution Facility**, aligning with Effingham County's I-1 (**Light Industrial**) permitted uses for warehousing, logistics, and trade counter operations.

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

The properties in the immediate vicinity of **109 Commerce Ct** constitute a dedicated **Industrial and Logistics Hub**, characterized almost exclusively by heavy freight, intermodal shipping, and wholesale distribution facilities.


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

The proposed rezoning to I-1 (**Light Industrial**) is the only designation that creates **uniformity** with the surrounding "Effingham Park of Commerce," ensuring the property operates under the same regulatory standards as its direct neighbors

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, the proposed zoning change will **not** cause an excessive or burdensome use of existing infrastructure. In fact, the evidence suggests that rezoning to I-1 (**Light Industrial**) will likely **reduce** the potential burden on schools, utilities, and passenger-traffic volume compared to the currently permitted B-3 (**Highway Commercial**) uses.

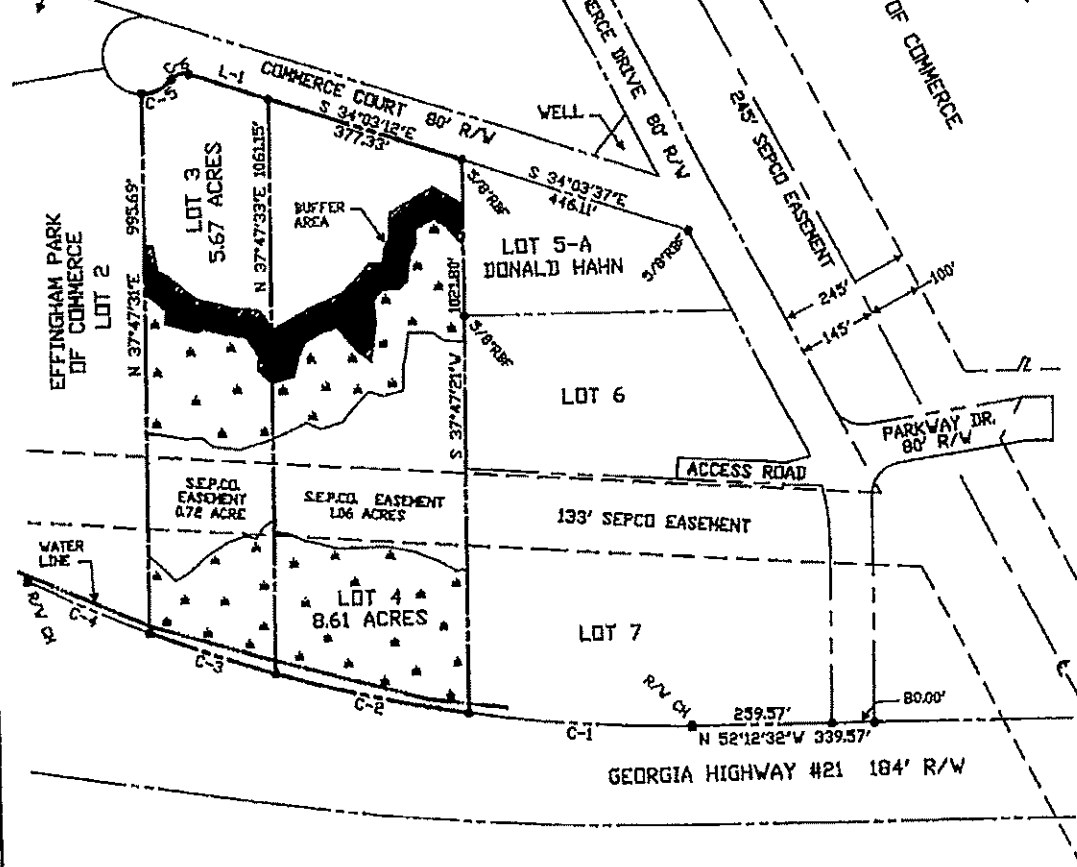
Digital Signature\*

 Javed mujaddidi  
Feb 25, 2026

Curve	Radius	Length	Chord	Chord Bear.
C-1	2814.79'	421.03'	420.64'	N 47°55'31" V
C-2	2814.79'	367.30'	367.04'	N 39°54'11" V
C-3	2814.79'	247.98'	247.90'	N 39°38'34" V
C-4	2814.80'	248.47'	248.39'	N 28°35'06" V
C-5	72.01'	62.80'	60.93'	S 77°10'24" E
C-6	30.00'	35.67'	33.61'	S 68°08'22" E

Course	Bearing	Distance
L-1	S 34°03'27" E	155.27'

ALL COAST PROPERTIES LOT 1



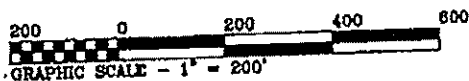
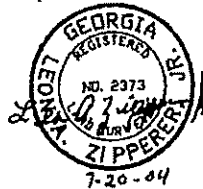
NOTE:

- 1) ALL CORNERS DENOTED AS 'o' ARE 5/8" REBARs UNLESS OTHERWISE NOTED.
- 2) LOT 4 TOTAL UPLANDS = 2.68 ACRES.  
LOT 4 NON-BUFFER UPLANDS = 1.95 ACRES.
- 3) LOT 3 TOTAL UPLANDS = 2.46 ACRES.  
LOT 3 NON-BUFFER UPLANDS = 2.09 ACRES.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

*Daniel C. [Signature]*  
ZONING ADMINISTRATOR DATE 7-20-04

ERROR OF CLOSURE:  
FIELD DATA 1/ 96.348'  
ANGULAR ERROR 01" PER POINT  
ADJUSTED BY COMPASS RULE  
PLAY CLOSURE 1/ 969.332'  
EQUIPMENT USED:  
03' ELECTRONIC TOTAL STATION



PLAT OF

LOT 3 AND LOT 4  
EFFINGHAM PARK OF COMMERCE  
SURVEYED FOR  
MASTER DELI PROVISIONS, INC.

LOCATION: G.M.D. 9,  
EFFINGHAM COUNTY, GEORGIA

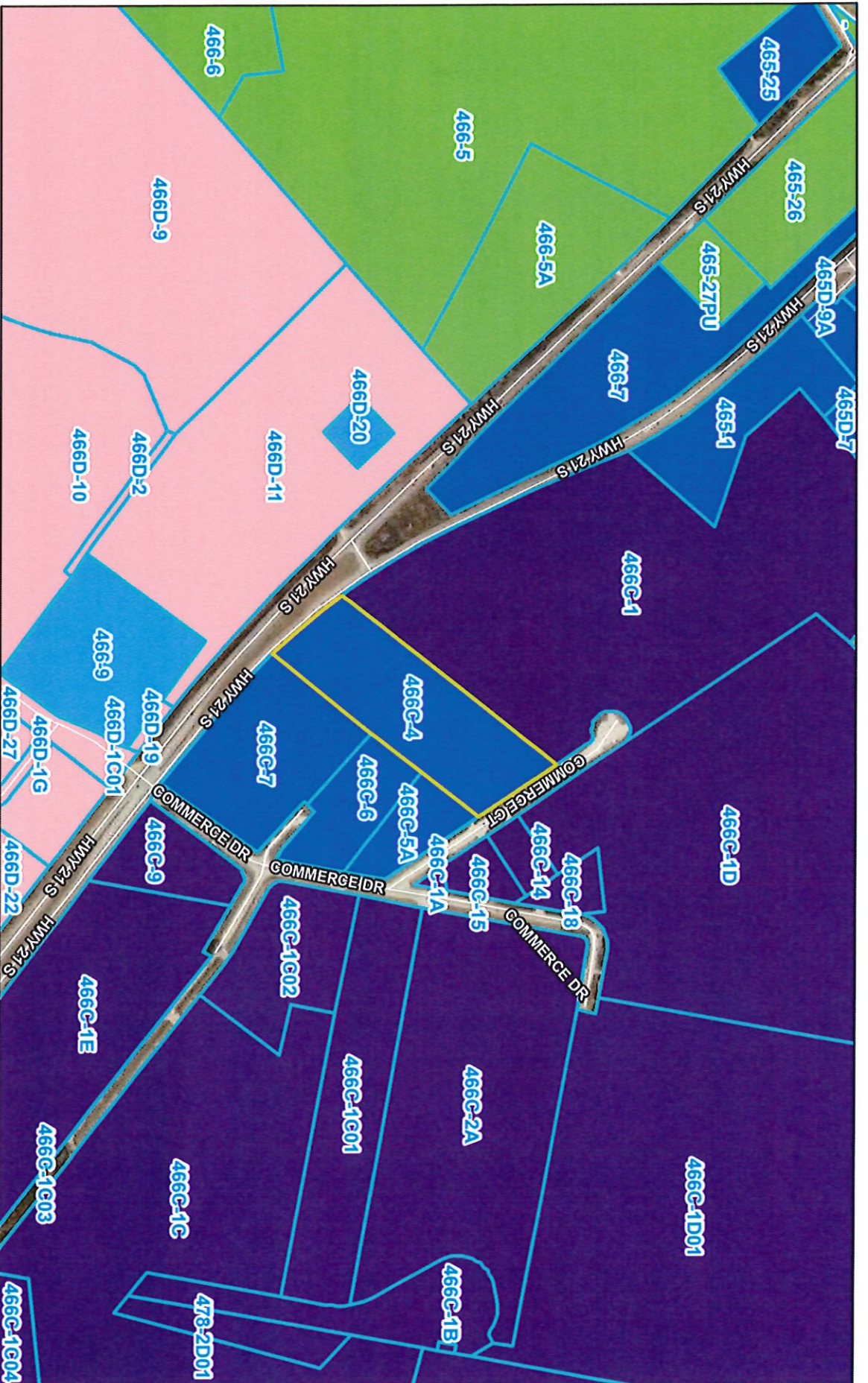
DATE: JULY 16, 2004

FILE NO. 4724VV13-4

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC  
(912) 826-5412, PO BOX 1450 RINGDEN, GA 31326



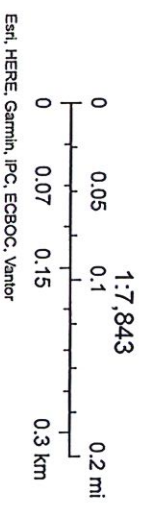
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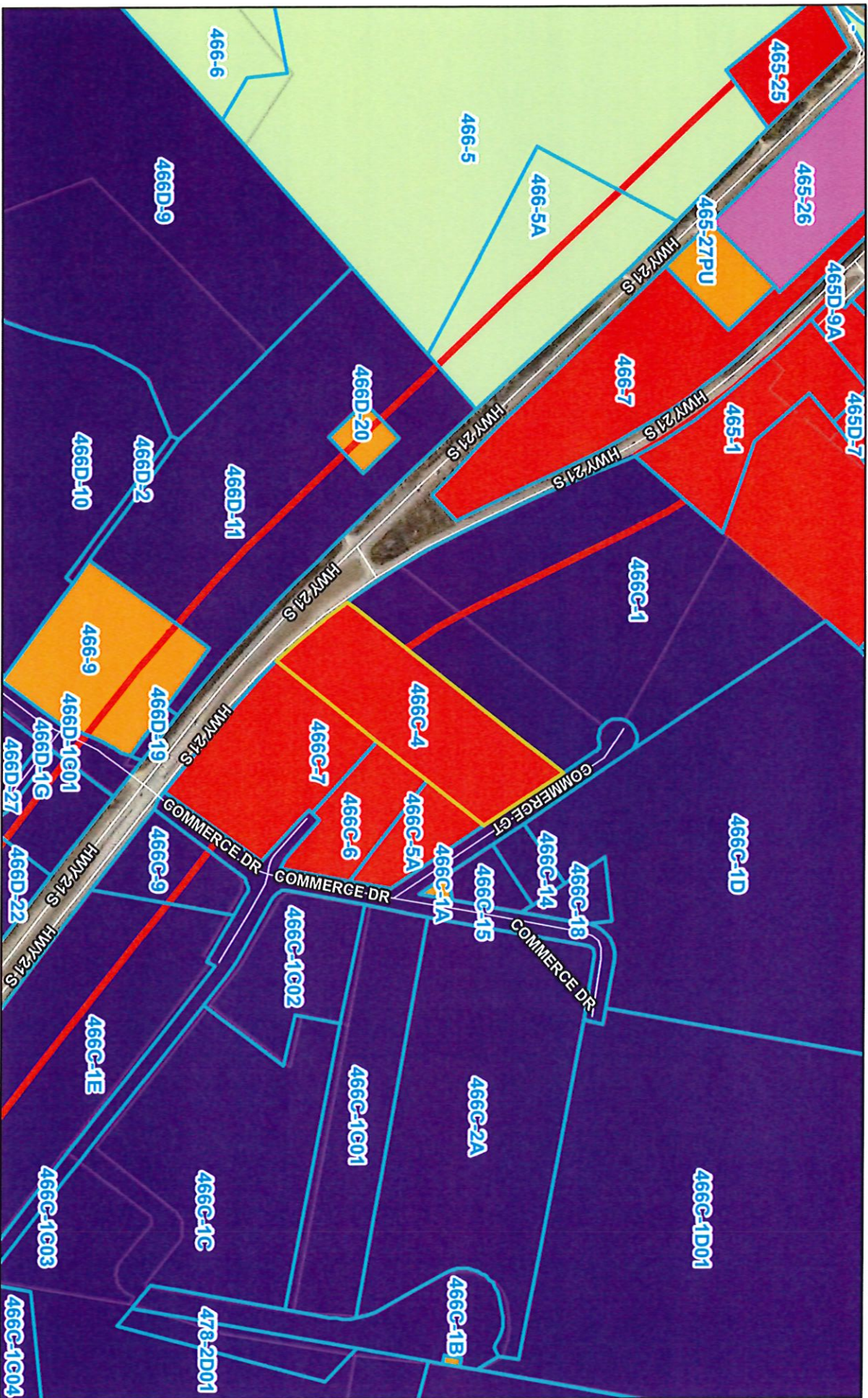
3/9/2026

- World\_Boundaries\_and\_Places
- █ AR-1
  - █ PD
  - █ B-2
  - █ B-3
  - █ I-1
- Low Resolution 15m Imagery

- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations



# 466C-4



3/9/2026

- World\_Boundaries\_and\_Places
- Character Areas
- FLUM Areas
- Assembly Area
- Roads
- Commercial Corridor Overlay
- Commercial
- Low Resolution 15m Imagery
- High Resolution 30cm Imagery
- Parcels
- Industrial
- Low Resolution 15m Imagery
- High Resolution 30cm Imagery
- Transitional
- High Resolution 60cm Imagery
- Utility
- Agricultural-Residential
- High Resolution 60cm Imagery
- Citations
- Citations

1:7,843

0 0.05 0.1 0.15 0.2 mi  
0 0.07 0.15 0.3 km

Esri, HERE, Garmin, IPC, ECBOC, Vantor

