

Kevin Exley, Mayor
Mona Underwood, Mayor Pro Tem
Jesse Blackwell, Jr., Council
Michelle Taylor, Council
Brandy Riley, Council



Timothy Milner, Council
Trisha Boyett, Council
Dulcia King, City Clerk
David (BoBo) Mullens, City Attorney
Ben Perkins, City Attorney

CITY OF RINCON

302 South Columbia Avenue
Rincon, GA 31326
Phone: (912) 826-5745

Via Certified U.S. Mail #: 9589 0710 5270 2648 9500 89

July 28, 2026

Board of Commissioners of Effingham County, Georgia
804 S Laurel Street
Springfield, GA 31329

Re: Annexation of Property owned by Milton Jr. and Glenda Rahn: Parcel 04470013C01 – 39.58 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 property 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 property on July 24, 2026.

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. The property to be annexed is contiguous with the current incorporated limits of the City of Rincon, Georgia.

The legal description of the property is 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.

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Mona Underwood, Mayor Pro Tem
Jesse Blackwell, Jr., Council
Michelle Taylor, Council
Brandy Riley, Council



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Pursuant to O.C.G.A. Section 36-36-11 a public hearing on zoning the property to be annexed will be held on Monday, August 24, 2026 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 this tract (39.58 acres) of land is AR-1 (Agricultural Residential) and the current use of the property is undeveloped. The proposed zoning in Rincon for the 39.58 acres as described on Exhibit A when annexed will be PUD (Planned Unit Development) and the intended land use will be single-family residential.

Further, the Petition for Annexation, Application for Rezoning and Map of Parcel 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

EXHIBIT A

BK:2884 PG:314-314
D2023009764

FILED IN OFFICE
CLERK OF COURT
12/01/2023 11:50 AM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

SS49504050
PARTICIPANT ID

PT-61 051-2023-003090

RETURN TO:
REDDICK & POLLETT
ATTORNEYS AT LAW
P.O. BOX 402
SPRINGFIELD, GA 31329

SURVIVORSHIP DEED

STATE OF GEORGIA

COUNTY OF EFFINGHAM

THIS INDENTURE, Made the 1st day of DECEMBER, 2023, between MILTON C. RAHN, JR. of the FIRST PART, and MILTON C. RAHN, JR. and GLENDA D. RAHN of the SECOND PART,

WITNESSETH, That the said party of the FIRST PART, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto the said parties of the SECOND PART, as joint tenants with right of survivorship as defined and created by O.C.G.A. § 44-6-190, then to the heirs, executors and assigns of the survivor, the following described property, to-wit:

ALL that certain tract or parcel of land situate, lying and being in the 9th G.M. District of Effingham County, Georgia, containing 78.852 acres, more or less and being known and designated as Tract Two "A" (2A) and 39.582 acres, more or less and being known and designated as Tract Two "B" (2B), all as shown on the survey thereof made by William Mark Glisson, R.L.S. #3316, dated October 18, 2022 and recorded in the Office of the Clerk of the Superior Court of Effingham County, Georgia, in Plat Book 29, Page 490.

Express reference is being hereby made to the plat for better determining the metes and bounds of said lands above described and conveyed.

This being the same property conveyed by Gift Deed from Bertha Jane B. Rahn to Milton C. Rahn, Jr. dated December 29, 2022 and recorded in said Clerk's Office in Deed Book 2825, Page 434.

Property is also known as _____ Lexington Ave Extension, Rincon, GA 31326, Parcel #04470013C00.

SUBJECT, to restrictive covenants and easements of record.

SCRIVENER HAS NOT EXAMINED TITLE AND DOES NOT CERTIFY SAME.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereunto the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said parties of the second part, as joint tenants with the right of survivorship as defined above, then to the heirs, executors and assigns of the survivor, forever in Fee Simple.

AND THE SAID party of the FIRST PART, for his heirs, executors and administrators, will warrant and forever defend the right and title to the above described property unto the said parties of the SECOND PART, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the FIRST PART has hereunto set his hand, affixed his seal, and delivered these presents, the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Unofficial Witness

Belinda M. Pollett
Notary Public
BP

Milton C. Rahn, Jr. (SEAL)
MILTON C. RAHN, JR.



LINE TABLE		
LINE #	BEARING	LENGTH
L26	S11°14'47"E	30.00'
L27	S78°45'13"W	34.55'
L28	S42°30'49"W	1123.62'
L29	S35°30'53"W	464.61'
L30	N8°16'07"W	43.36'
L31	N35°30'53"E	435.14'
L32	N42°30'49"E	1135.27'
L33	N78°45'13"E	44.36'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N75°15'25"E	59.74'
L2	N38°10'53"W	11.13'
L3	N38°10'53"W	325.17'
L4	S40°26'59"W	180.27'
L5	S52°52'23"W	106.64'
L6	S8°23'47"E	175.95'
L7	S11°30'25"E	278.91'
L8	S11°30'21"E	275.60'
L9	N80°21'08"E	300.07'
L10	N11°17'56"E	120.93'
L11	N71°41'10"W	110.67'
L12	N18°03'07"E	169.60'
L13	N69°34'19"E	162.44'

EASEMENT AREA #1
PROPOSED 30' UTILITY
EASEMENT
48563 SQ. FT.
1.11 ACRES

5/8" CAPPED REBAR
(ON-LINE
±23' FROM CL OF CREEK)

PARCEL # 0447B004
NOW OR FORMERLY
LARRY L EXLEY JR
PB J PG 99
DB 2417 PG 991

PARCEL # 0447B001
NOW OR FORMERLY
BOBBY D EXLEY & JANICE H EXLEY
PB J PG 99
DB 2330 PG 986

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347.27'

LEXINGTON AVE EXT
(VARIABLE R/W)

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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 #:
TBD Lexington Ave	04470013C01
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Acreage:	
39.58	

APPLICANT INFORMATION

Applicant Name:	Phone:
Dylan Wingate	478-322-0028
Business Name:	Email:
Patriot Development Group	dylanw@pd.group
Mailing Address:	
817 GA Hwy 247, Unit 10	
City:	State:
Kathleen	GA
Zip Code:	
31047	

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

OWNER INFORMATION

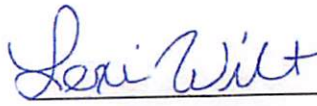
Owner Name:	Phone:
Milton Jr and Glenda Rahn	912-604-2183
Business Name:	Email:
Mailing Address:	
469 Lexington Ave Ext	
City:	State:
Rincon	GA
Zip Code:	
31326	

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.


Signature of Applicant

7/22/2026

Date


Notarized

SUBMITTAL REQUIREMENTS

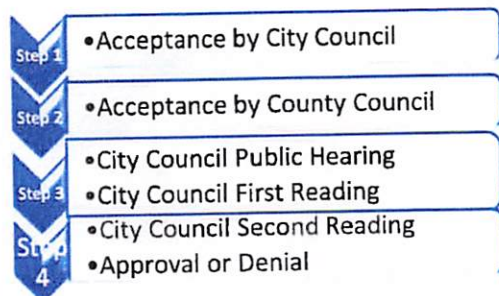
- ☒ Boundary Survey or Plat
- ☒ Deed (containing legal description)
- ☒ Rezoning Application (annexation specific)
- ☒ Petition Requesting Annexation

ANNEXATION APPLICATION FEES

No fees required



PROCESS



Office Use Only:

Application #: _____ Date Certified Letter Sent to School Board: _____

Date Received: _____ Date Certified Letter Sent to Effingham County: _____

Date County Accepted Annexation Petition: _____

Date of Newspaper Ad: _____ Date Sign Posted: _____

Date Adjacent Property Letters Mailed: _____

Council Public Hearing: _____ Council First Reading: _____

Council Second Reading: _____

- ☐ Approved
- ☐ Denied
- ☐ Withdrawn by Applicant

PETITION REQUESTING ANNEXATION

Date: 7/23/26

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 23 day of July, 2026.

x Milton Rahn
Milton Rahn

x Glenda Rahn
Owner's Name Glenda Rahn

x Milton Rahn

x Glenda Rahn
Owner's Signature

REZONING APPLICATION FOR ANNEXATION

PROPERTY INFORMATION

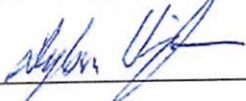
Location Address:	Parcel #:
TBD Lexington Ave	04470013C01
Current Zoning (County):	Current Land Use:
AR-1	Undeveloped
Proposed Zoning (City):	Proposed Land Use:
PD	Single Family Residential
Acreage:	
39.58	

APPLICANT INFORMATION (see annexation application)

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

OWNER INFORMATION (see annexation application)

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.



 Signature of Applicant

7/22/2026

 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
- ☒ The names, addresses, and zip codes, at the date of filing, of property owners adjacent to and across any public right-of-way from the property being proposed for rezoning, including properties diagonally across an intersection
- ☒ All known previous applications for a map amendment affecting the same premises
- ☒ 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