



**Record No: RZN-
26-44**

Rezoning Application

Status: Active

Submitted On: 8/28/2026

Primary Location

207 Goshen Road
Rincon, GA 31326

Owner

AUSTIN JOSHUA
LAKEVIEW DR 9 GUYTON,
GA 31312

Applicant

 Joshua Austin

 9 Lakeview Dr
Guyton, GA 31312

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 B-1.

Staff Description 

Stipulations 

Map #* 

466B

Parcel #* 

5

Georgia Militia District 

—

Commissioner District* 

2nd

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*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Joshua Austin

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

9 Lakeview Dr

Applicant City*

Guyton

Applicant State & Zip Code*

GA 31312

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

0466B008

Road Name*

Goshen

Proposed Road Access* 

Goshen

Total Acres *

1.07

Acres to be Rezoned*

0

Lot Characteristics *

Rectangle lot with approximately 219 feet of frontage along Goshen Rd. Flat, dry lot.

Water Connection *

Private Well

Sewer Connection*

Private Septic System

Justification for Rezoning Amendment *

Very close to Hwy 21 and other commercial properties. Goshen widening project will likely bring additional neighborhood commercial opportunities as well. Property is perfect for an office space, daycare, or other business such as a coffeeshop, etc.

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

North*

Directly North are several B2 and B3 properties. Closest one is directly across the street.

South*

Wooded AR1

East*

Church Zoned AR2, and then Additional B3 zoning 675 feet away

West*

Same wooded AR1 property and then a Daycare Zoned B1 directly WEST 209 ft

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

Dilapidated Residential home. I just purchased.

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

With Goshen road widening the home will be closer to the busy street and lends even more to commercial rezoning.

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

I'd like to convert the structure to office space for Lease or Sale

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

My church is across the street. There is also a daycare directly across the street. There is a church to the East. Then there are apartments, gas stations, and a few other businesses a few hundred feet away.

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

It's a high traffic area with a daycare, gas station, and churches. Having a small office for real estate, or an attorney, or other professional services would fit well within the area.

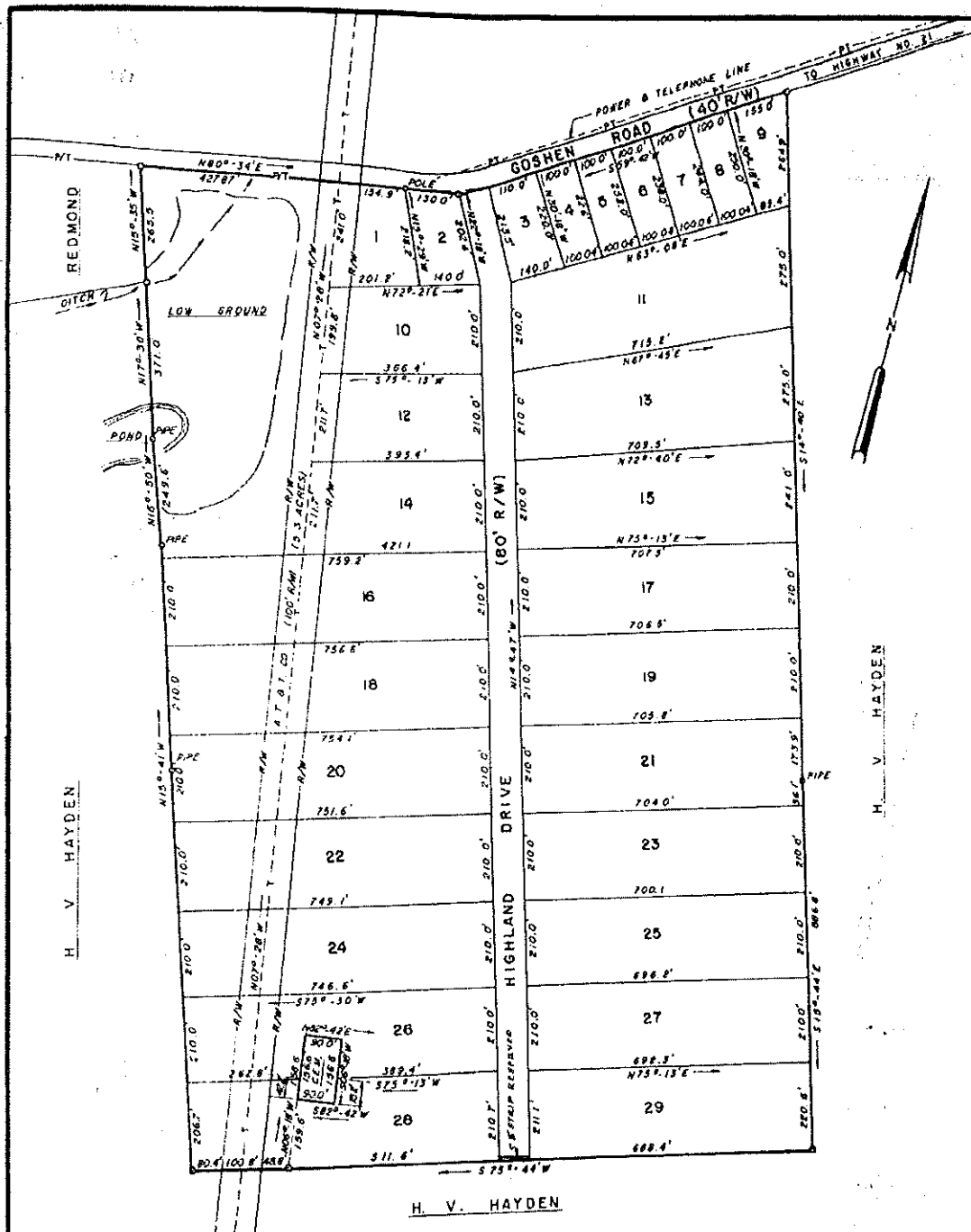
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No. In fact the county is actively widening Goshen road which will allow for much more traffic.

Digital Signature*

✓ Joshua Austin
Aug 26, 2026

3/103



WESTWOOD FARMS



NOTE: ALL CORNERS ARE CONCRETE MONUMENTS UNLESS OTHERWISE NOTED.

Is my doing this and is a correct copy of the original and the same being recorded in conformity with the laws of the State of Georgia.

John A. Harrison

9TH G. M. DISTRICT - EFFINGHAM, CO. GA.
23 JANUARY 1965 - SCALE: 1" = 200'
BY: *John A. Harrison* R.L.S.
LICENSE NO. 1069



ZONED B-2

Existing Daycare
ZONED B-1

GOSHEN RD

CRIMSON RD

Existing home to be converted to office

Existing Driveway

Proposed Parking lot in rear

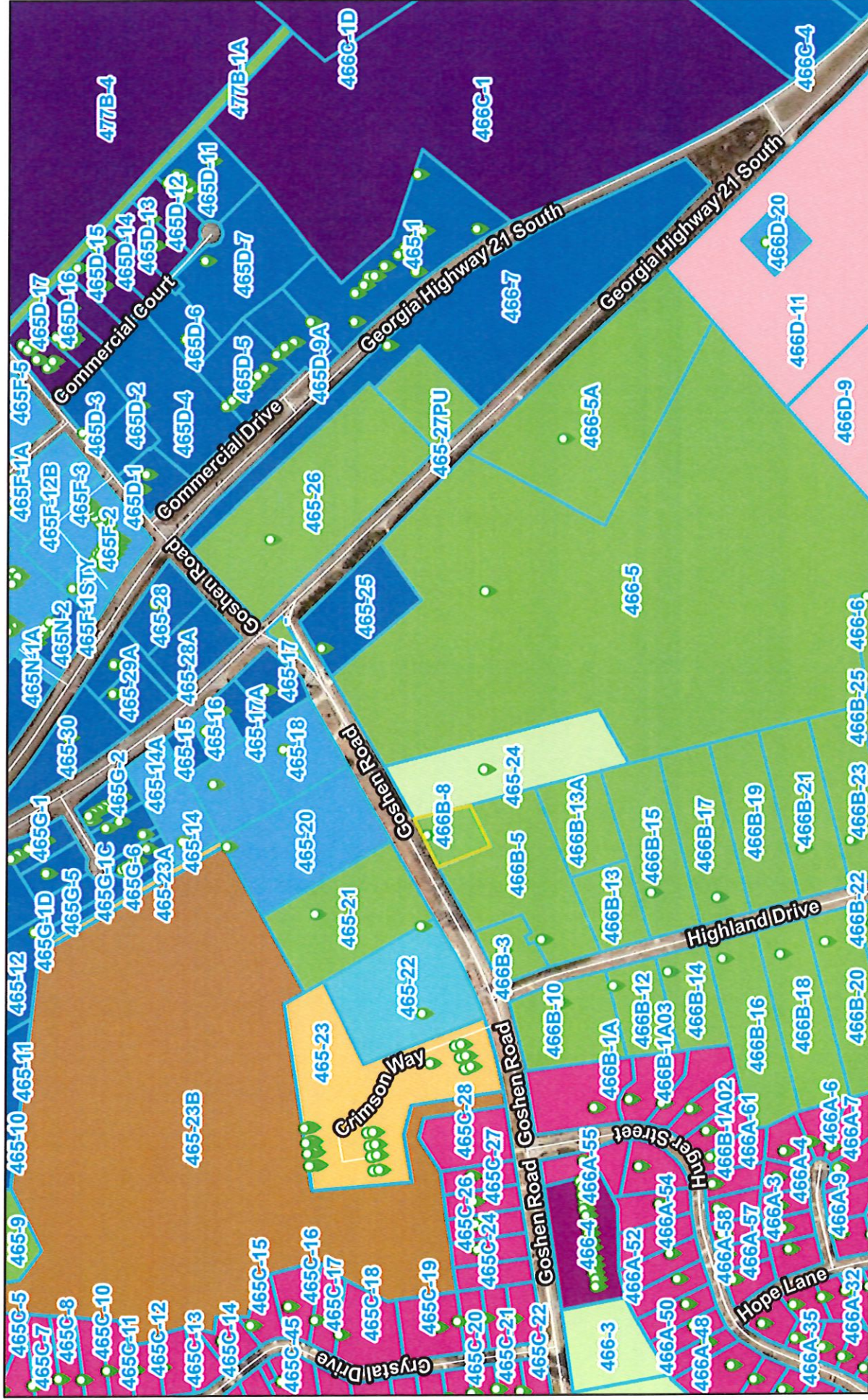
466B-8



9/4/2026

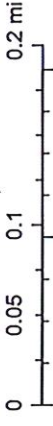


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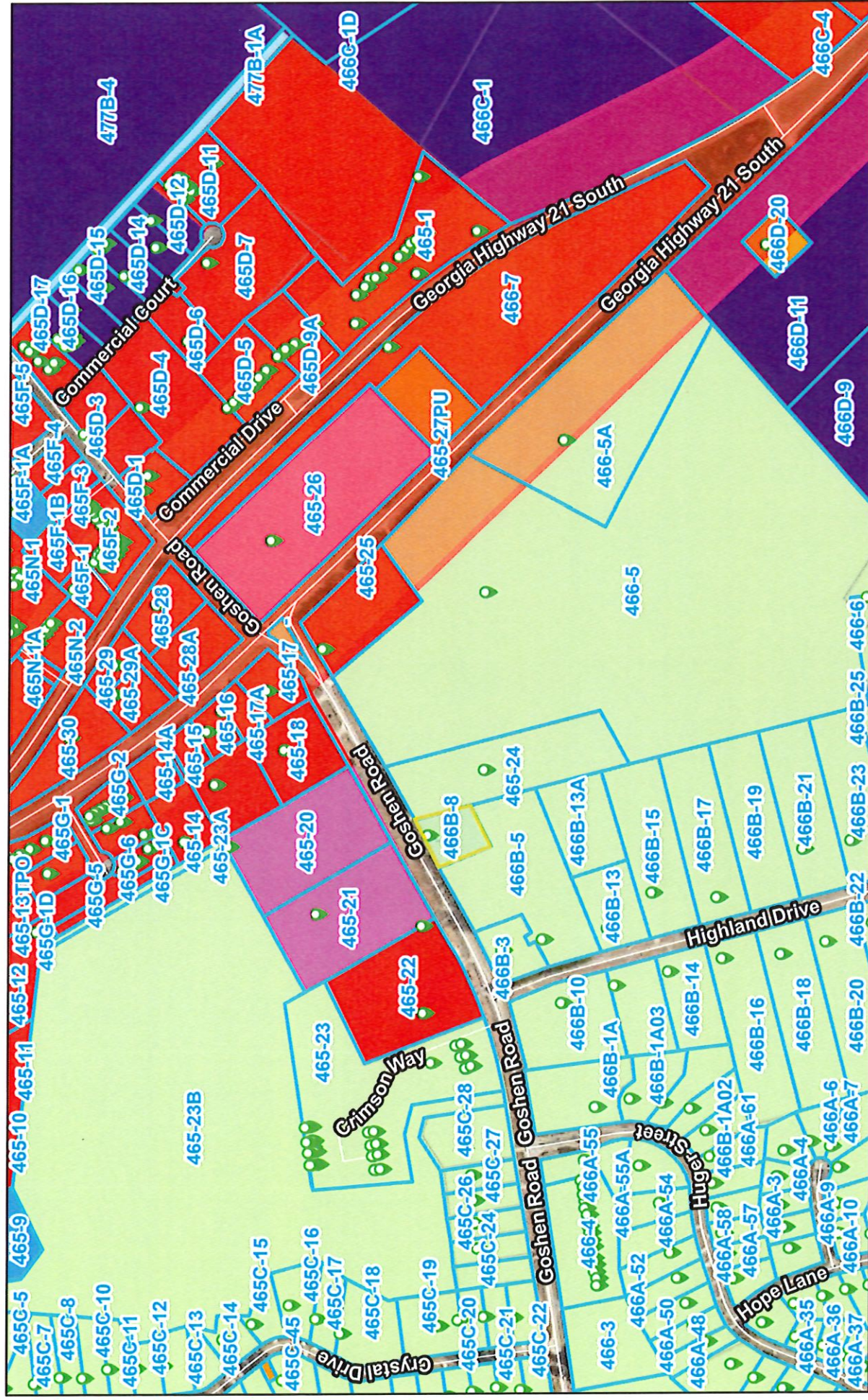


Citations

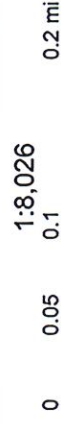
- Addresses Zoning
- Roads
- Parcels
- R-1
- AR-1
- AR-2
- B-1
- AR-1
- AR-2
- B-2
- B-3
- B-1
- B-2
- B-3
- I-1
- PD
- SPLIT

ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

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	Addresses	Character Areas		Assembly Area		Transitional
	Roads	Commercial Corridor Overlay		Commercial		Utility
	Parcels	FLUM Areas		Industrial		Citations
		Agricultural-Residential		Public-Institutional		

ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA