



RZN-25-46	Primary Location	Applicant
Rezoning Application	604 Goshen Road	 Johnnie Henderson
Status: Active	Rincon, GA 31326	 912-220-3522
Submitted On: 9/13/2025	Owner CHURCH BROOKSTONE COMMUNITY CHURCH INC 604 GOSHEN ROAD RINCON, GA 31326	 jhendersonenterprise@yahoo.com  1305 Barnard St Savannah, Georgia 31401

Staff Review

 Planning Board Meeting Date*	 Board of Commissioner Meeting Date*
11/11/2025	12/02/2025

 Notification Letter Description *

to allow for an event venue in AR-2.

 Map #*	 Parcel #*
451D	1

 Staff Description

 Georgia Militia District	 Commissioner District*
—	2nd

Public Notification Letters Mailed
09/15/2025

Board of Commissioner Ads
10/15/2025

Planning Board Ads
09/17/2025

Request Approved or Denied
—

Plat Filing required*
No

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Johnnie Henderson

Applicant Email Address*

jhendersonenterprise@yahoo.com

Applicant Phone Number*

9122203522

Applicant Mailing Address*

1305 Barnard St. Suite 681

Applicant City*

Savannah

Applicant State & Zip Code*

31401

Property Owner Information

Owner's Name*

Brookestone

Owner's Email Address*

johnniematt77@gmail.com

Owner's Phone Number*

9122203522

Owner's Mailing Address*

604 Goshen Rd

Owner's City*

Milledgeville

Owner's State & Zip Code*

31059

Rezoning Information

How many parcels are you rezoning?*

2

Please List all Parcels Zonings*

R1

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

0451D001

Road Name*

Goshen

Proposed Road Access* 

Goshen

Total Acres *

2.14

Acres to be Rezoned*

2.14

Lot Characteristics *

Chruch

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Venue

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

North*	South*
R1	R1
East*	West*
R1	R1

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

church

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

yes

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

Venue

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?*

The rezoning would allow the residents to have events and gatherings.

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*

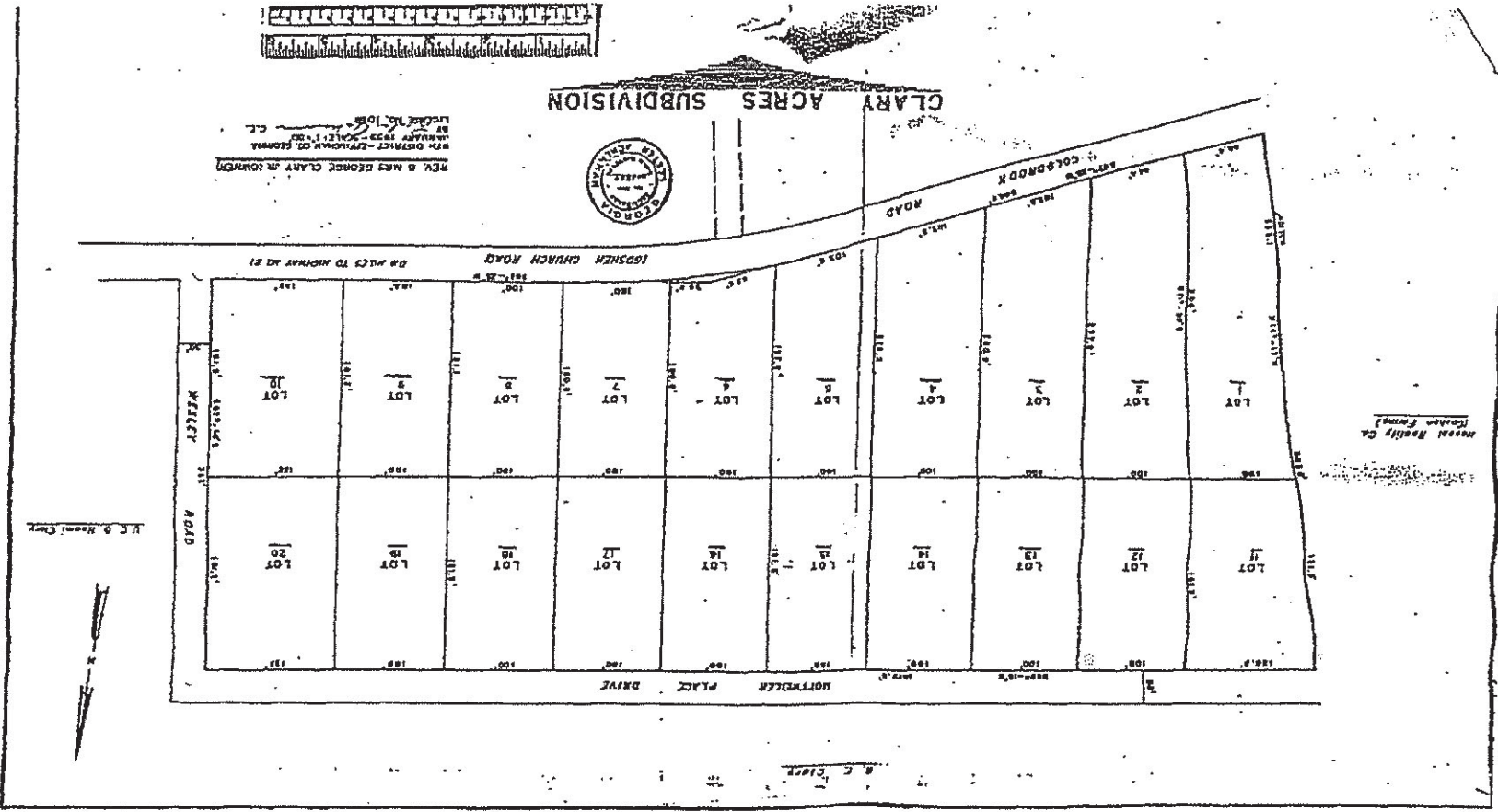
✓ Johnnie Henderson

Sep 13, 2025



Plat Book 2

PBA/26

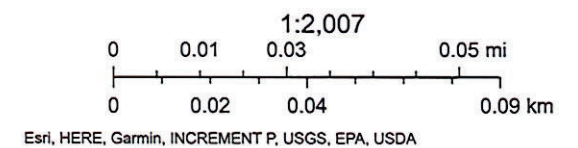


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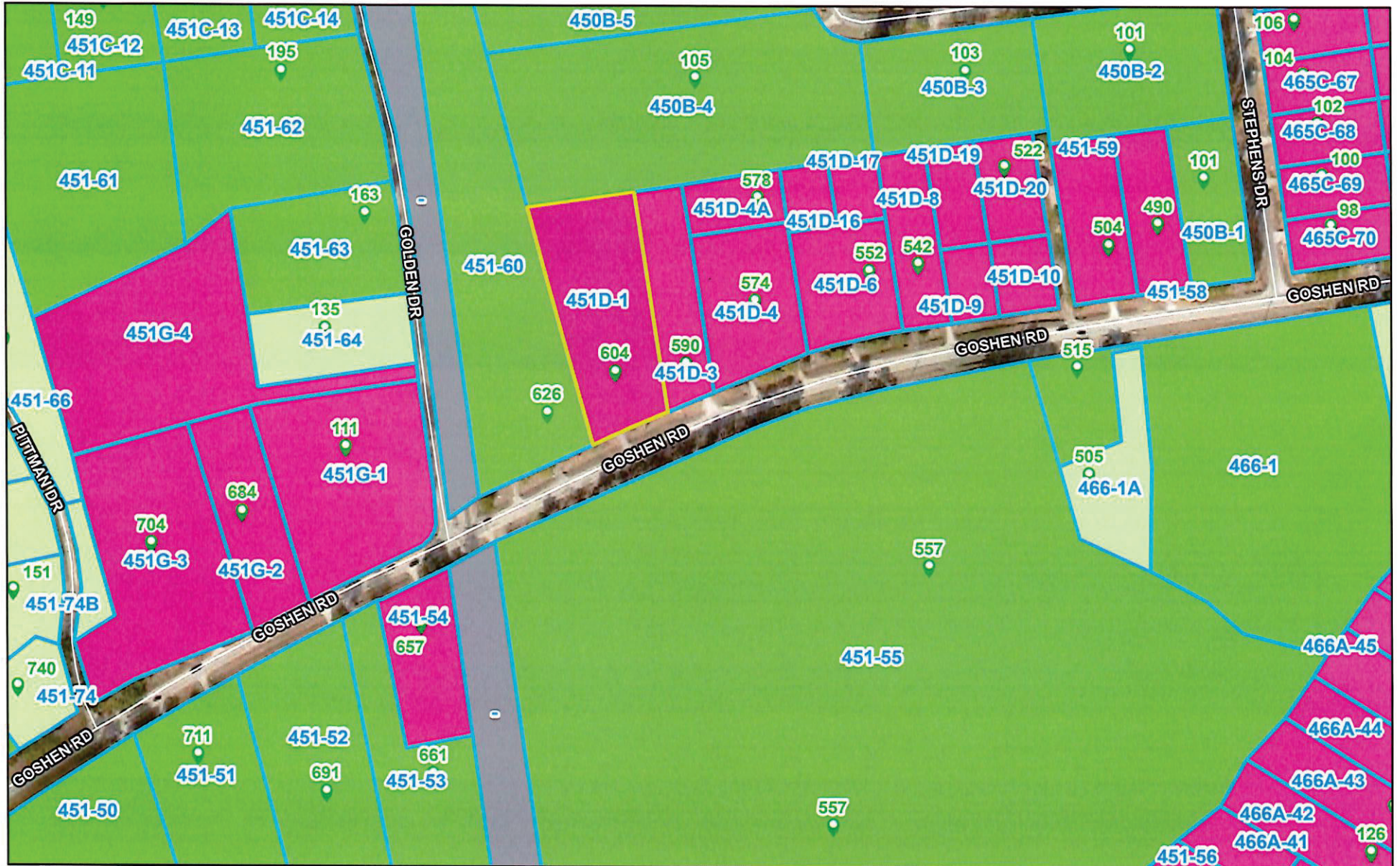


9/15/2025

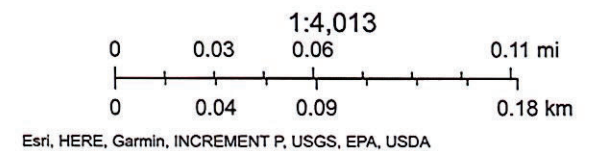
 Addresses  Parcels
Roads Citations



451D-1



9/15/2025



451D-1



9/15/2025



Addresses



Parcels



Transportation

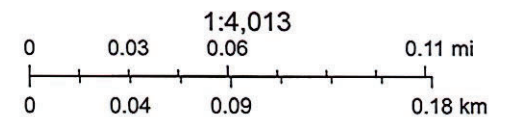
Roads

FLUM Areas

Citations



Agricultural-Residential



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

451D-1



9/15/2025

- Addresses
- Roads
- Parcels
- FEMA Flood Zone
- X AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Citations

