



**Record No: RZN-26-6**

Rezoning Application

Status: Active

Submitted On: 1/29/2026


**Primary Location**

1100 Long Bridge Road  
Rincon, GA 31326


**Owner**

HERNANDEZ JOSE  
MANUEL NAVARRO  
1100 LONG BRIDGE RD  
RINCON, GA 31326

**Applicant**

 Jose Manuel Navarro  
Hernandez




 1100 Long bridge Rd  
Rincon, GA 31326

**Staff Review**

**Planning Board Meeting Date\*** 


03/10/2026

**Board of Commissioner Meeting Date\*** 

04/07/2026

**Notification Letter Description \*** 

to allow for permitted uses in AR-2

**Map #\*** 

445

**Parcel #\*** 

19A

**Staff Description** 

Would like to create 5 once acre lots.

**Georgia Militia District** 

—

**Commissioner District\*** 

5th

Public Notification Letters Mailed 


02/16/2026

Board of Commissioner Ads 

03/18/2026

Planning Board Ads 

02/18/2026

Request Approved or Denied 

—

Plat Filing required\*  

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Property Owner

Applicant / Agent Name\*

Jose Manuel Navarro Hernandez

Applicant Email Address\*

[REDACTED]

Applicant Phone Number\*

[REDACTED]

Applicant Mailing Address\*

1100 Long Bridge Rd

Applicant City\*

Rincon

Applicant State & Zip Code\*

Ga 31326

## 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\*


AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel \*

04450019A00

Road Name\*

long bridge

Proposed Road Access\* 

Unnamed entrance on the side of the property.

Total Acres \*

5

Acres to be Rezoned\*

5

Lot Characteristics \*

Consists of 1 home only, the rest is trees.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment \*

Rezoning the 5 acer poperty to 5 seperate 1 acer property to seperate for my children and parents so I would like to have it seperated for them to do their own thing without issues.



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

North\*

R1

South\*

AR1

East\*

AR1

West\*

AR1

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

Currently theres one home in the property, no other use.

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

No es does not, purpose is for my chidren and parents having somewhere to live.

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

After rezoning, we are planning on getting a permit to cut the majority of the trees sense 4 acers are filled with trees, so we have no use of it like that. After the desired trees are cut, we would clean any debre and treat the soil so that we have a nice grass all around the property. So now I can have a clean acer to give to each of my children and parents.

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

The property has 4 acers with trees so theres no use of it at the moment, only the approximate 1 acer of clean space that has a home.


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

My vision is to have a usable property, previous owners only used about an acer while the rest is full with trees that keep falling, im hoping to have a property that is not only cleaned from trees but with a solid ground and vibrant grass that can be used and not just be wasted. Due to the trees being cut, there will be full view of the land and can be checked if needed.

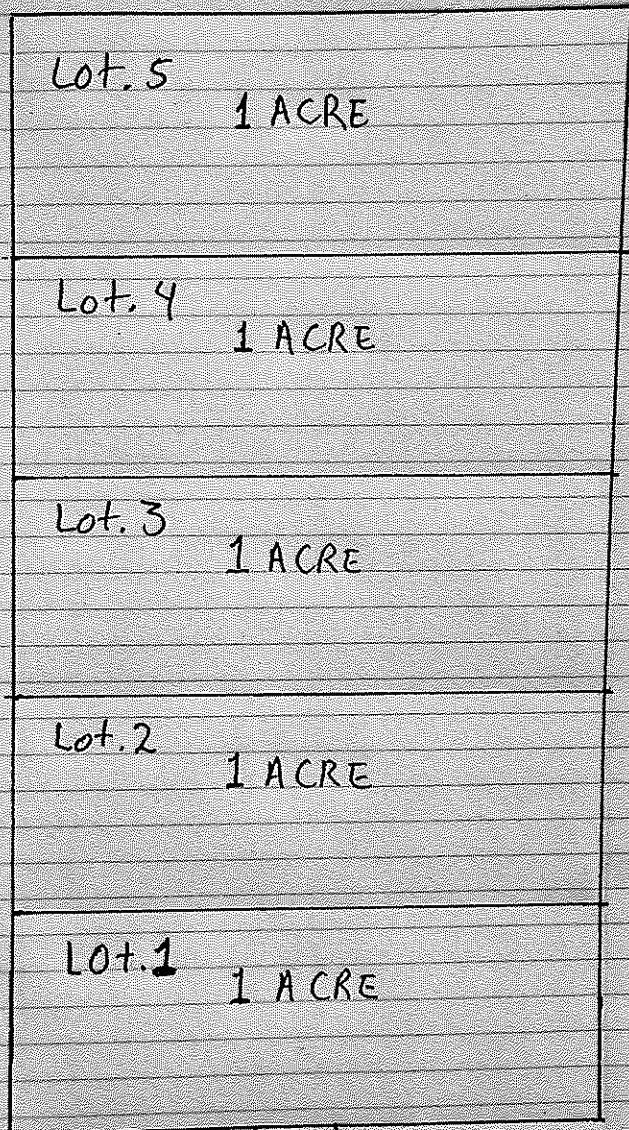
**Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?\***

It would not cause an issue, there is a unmarked road on the side of the property that would give perfect access to each of our desired parcels. So there would be not an issues with these presented issues. It only private Property we are hoping to divide.

**Digital Signature\***

 Jose Manuel Navarro Hernandez  
Jan 16, 2026

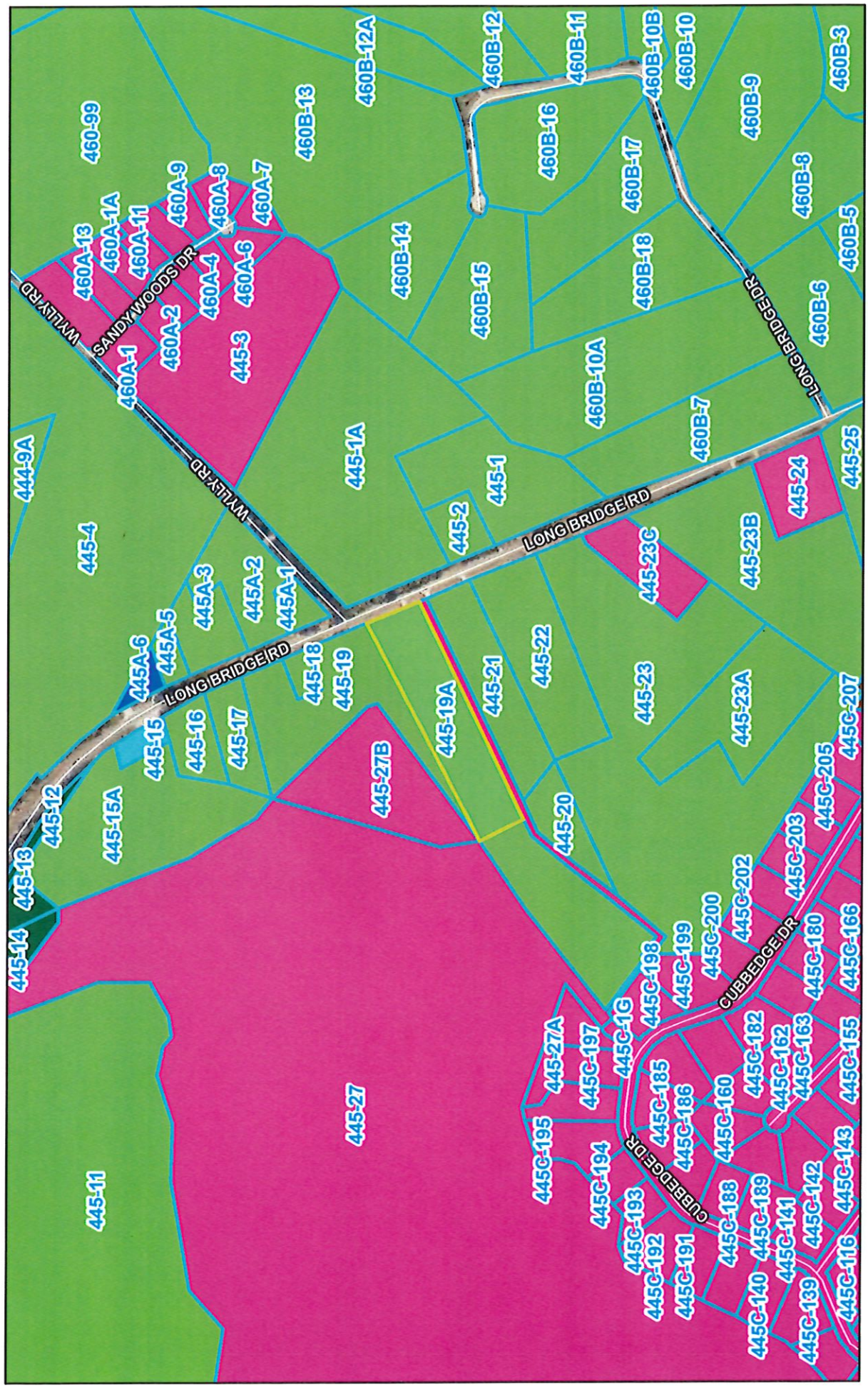




LONG BRIDGE rd.



# 445-19A



1/29/2026

World\_Boundaries\_and\_Places

Roads

Parcels

Zoning

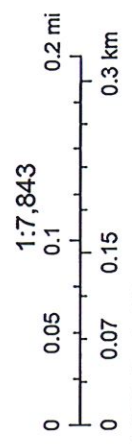
- B-1
- B-3
- AR-1
- R-1
- R-6
- CP
- World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

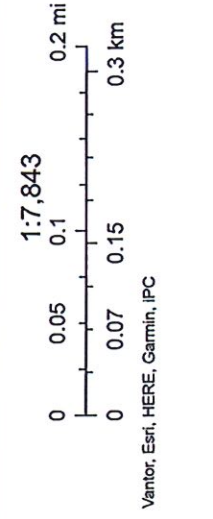
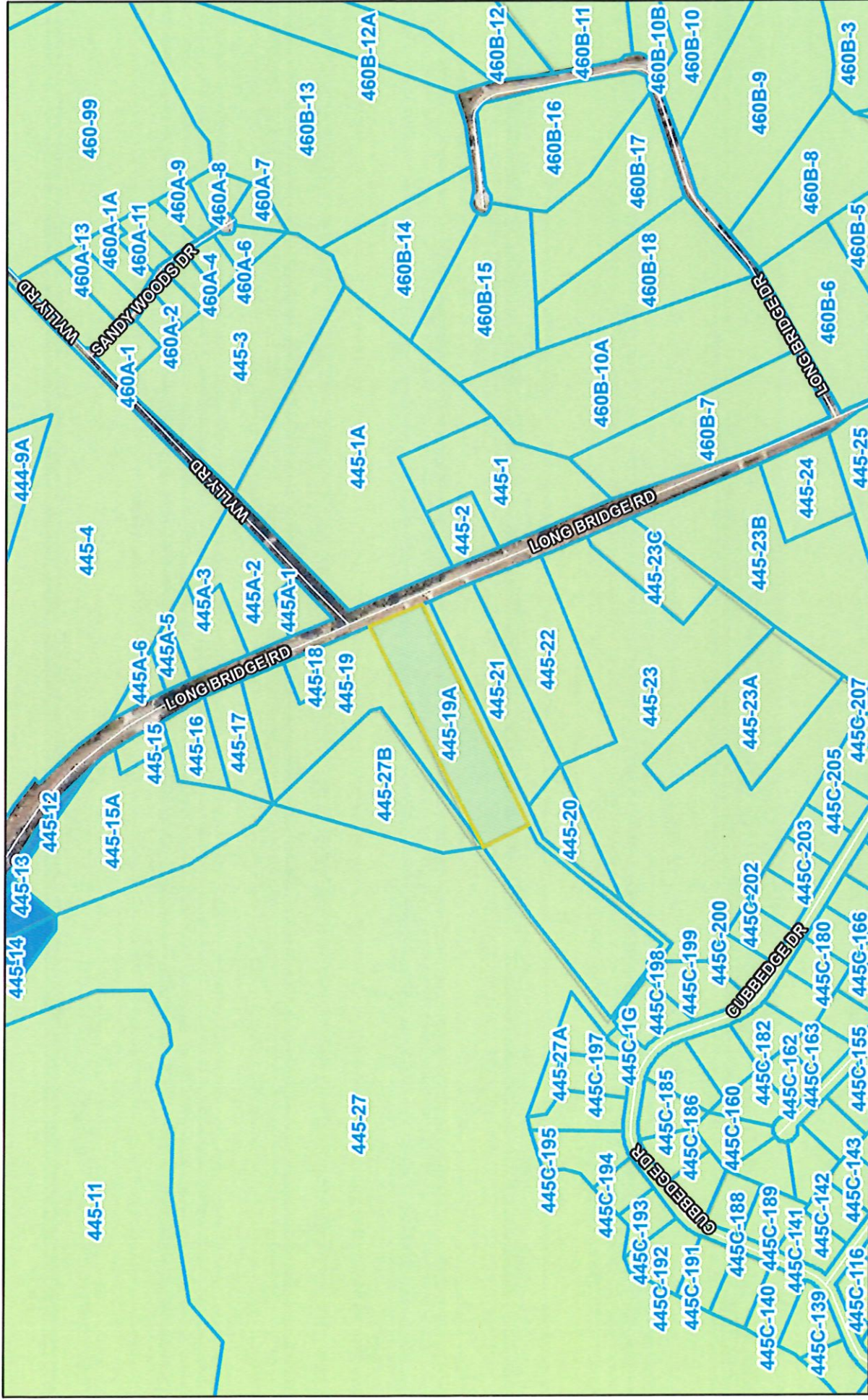
Citations



1:7,843

Vantor, Esri, HERE, Garmin, IPC

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1/29/2026

- World\_Boundaries\_and\_Places
- Roads
- Parcels
- FLUM Areas
  - Agricultural-Residential
  - Public-Institutional
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

Vanior, Esri, HERE, Garmin, IPC