



RZN-25-53

Rezoning

Application

Status: Active

Submitted On:

11/13/2025

Primary Location

32.345423, -81.312577

Owner

No owner information

Applicant

 Alex Long

 PO Box 1190
Rincon, GA 31326

Staff Review

 Planning Board Meeting Date*

01/13/2026

 Board of Commissioner Meeting Date*

02/03/2026

 Notification Letter Description *

to allow for residential development in R-1.

 Map #*

390

 Parcel #*

1D

 Staff Description

 Georgia Militia District

—

 Commissioner District*

4th

 Public Notification Letters Mailed

12/15/2025

 Board of Commissioner Ads

01/14/2026

 Planning Board Ads

12/17/2025

 Request Approved or Denied

—

 Plat Filing required* 

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Courthouse GSL

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

PO Box 1190

Applicant City*

Rincon

Applicant State & Zip Code*

GA, 31326

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-6 (Single Family Residential High Density)

Proposed Zoning of Property*

R-1 (Single Family Residential)

Map & Parcel *

390-1D

Road Name*

Courthouse Road

Proposed Road Access* 

Courthouse Road

Total Acres *

15.33

Acres to be Rezoned*

15.33

Lot Characteristics *

Wooded area

Water Connection *

Public Water System

Name of Supplier*

Springfield

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

SUBDIVIDING INTO HOME SITES

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

North*

AR-1

South*

AR-1

East*

R-6

West*

AR-1

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

Raw Land

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

No

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

Single Family Residential Subdivision

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

MIXED USE OF AGRICULTURAL AND RESIDENTIAL HOME SITES

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

Single Family Residential neighborhood next to property

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?*

NONE THAT WE ARE AWARE OF

Digital Signature*

✓ Lawrence A Long, III
Nov 11, 2025

A vertical scale bar with a black border. It has two horizontal tick marks. The first tick mark is at the bottom and is labeled "300'". The second tick mark is at the top and is labeled "600'". The bar is divided into two equal segments by the 300' mark.

390-1D



11/17/2025

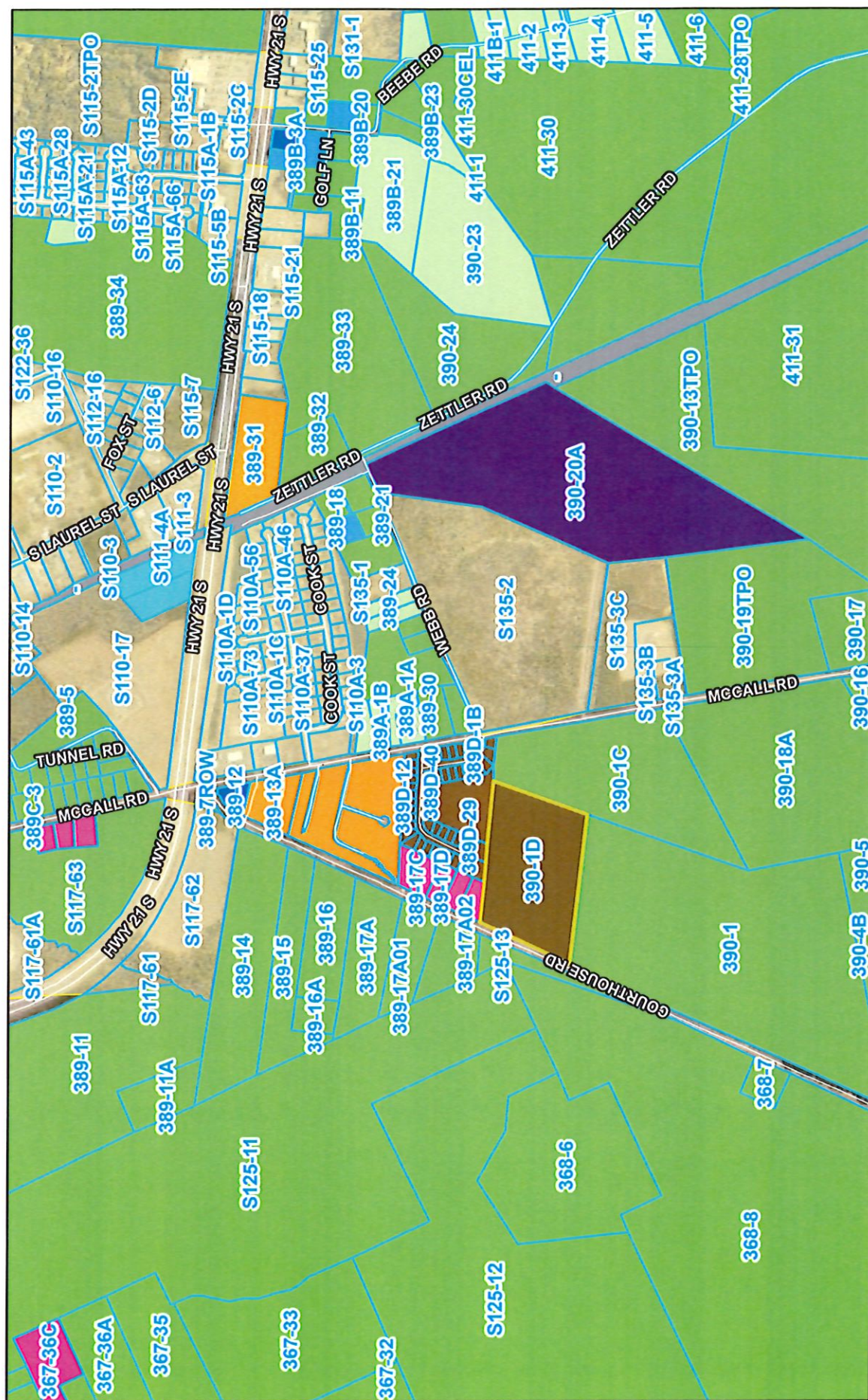
1:3,922

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

390-1D



11/17/2025

1:15,686

Esrl, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

[illegible]

 Addresses FEMA Flood Zone Municipal Boundaries
 Roads X, AREA OF MINIMAL FLOOD HAZARD Citations
 Parcels Wetlands
 Freshwater Forested/Shrub Wetland

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

1:15,686

0 0.1 0.2 0.35 0.4 mi

0 0.17 0.35 0.7 km

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