



**Record No: RZN-
26-41**

Rezoning Application

Status: Active

Submitted On: 7/27/2026

Primary Location

604 Goshen Road
Rincon, GA 31326

Owner

J. Gibbons' Mortuary
Transport and Services
LLC
604 GOSHEN ROAD
RINCON, GA 31326

Applicant

 Joshua Gibbons Sr

 111 Parkside Blvd
Port Wentworth, GA 31407

Staff Review

Planning Board Meeting Date* 

09/08/2026

Board of Commissioner Meeting Date* 

10/06/2026

Notification Letter Description * 

To rezone 2.14 acres to R-1 to B-1.

Staff Description 

Stipulations 

Map #* 

451D

Parcel #* 

1

Georgia Militia District 

—

Commissioner District* 

2nd

Public Notification Letters Mailed 

08/17/2026

Board of Commissioner Ads 

09/16/2026

Planning Board Ads 

08/19/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Re-Application Date  

—

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Joshua Gibbons Sr.

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

111 Parkside Blvd

Applicant City*

Port Wentworth

Applicant State & Zip Code*

GA / 31407

Property Owner Information

Owner's Name*

Joshua Gibbons Sr.

Owner's Email Address*

[REDACTED]

Owner's Phone Number*

[REDACTED]

Owner's Mailing Address*

111 Parkside Blvd

Owner's City*

Port Wentworth

Owner's State & Zip Code*

GA / 31407

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

R-1 (Single Family Residential)

Proposed Zoning of Property*

B-1 (Neighborhood Commercial)

Map & Parcel *

0451D00000001000

Road Name*

Goshen Road

Proposed Road Access* 

Goshen Road

Total Acres *

2.14

Acres to be Rezoned*

2.14

Lot Characteristics *

2.14 acres with an existing structure.

Water Connection *

Sewer Connection*

Private Well

Private Septic System

Justification for Rezoning Amendment *

Requesting rezoning from an R-1 to a B-1 for a funeral establishment.

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

North*

South*

N/A

AR-1

East*

West*

AR-1

R-1

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.*

Proposing to make the land useful for a funeral establishment.

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

Residential properties.

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

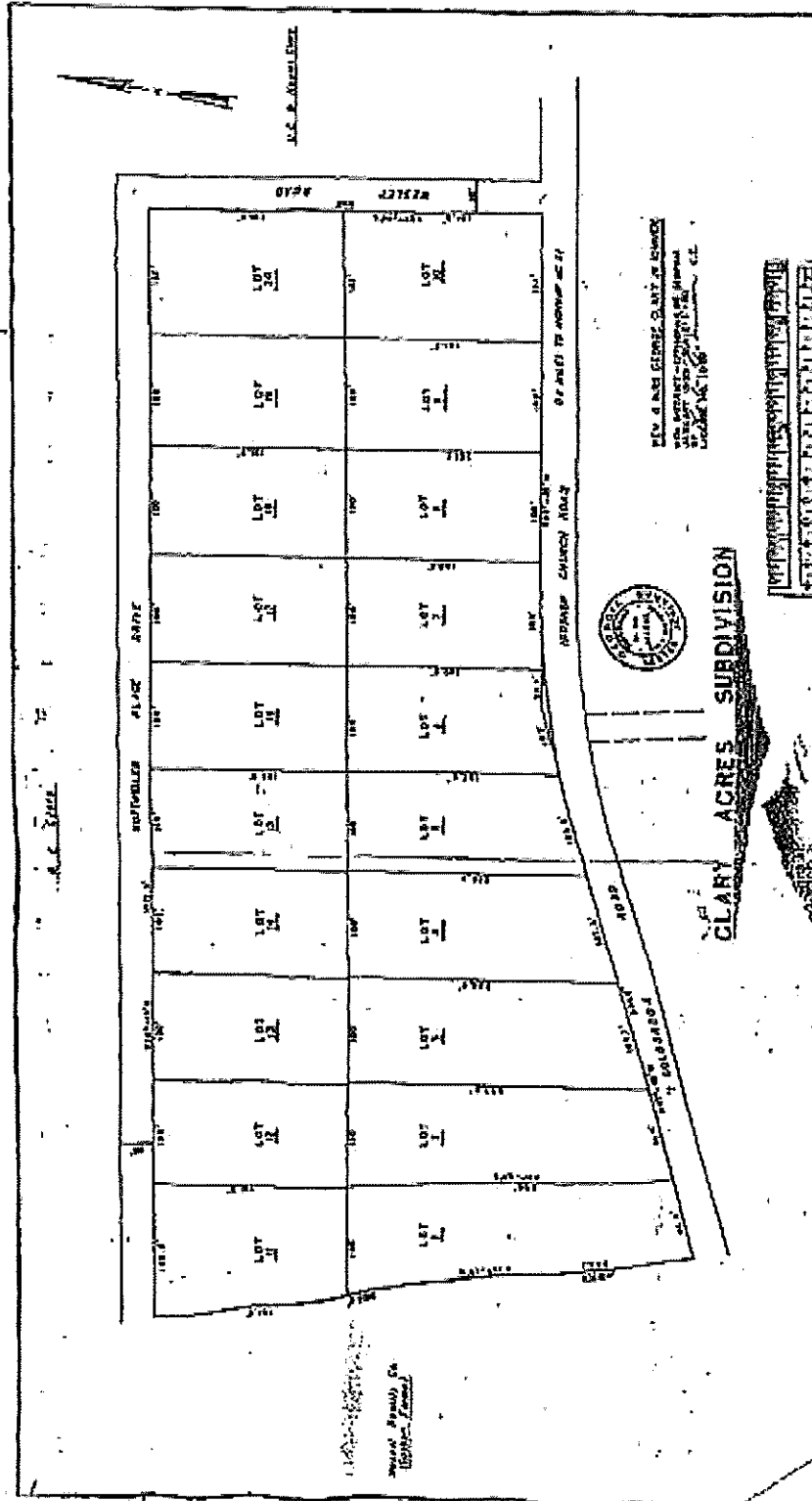
The rezoning will allow for a funeral establishment to be located within the county to help assist the public with providing convenient access for death services.

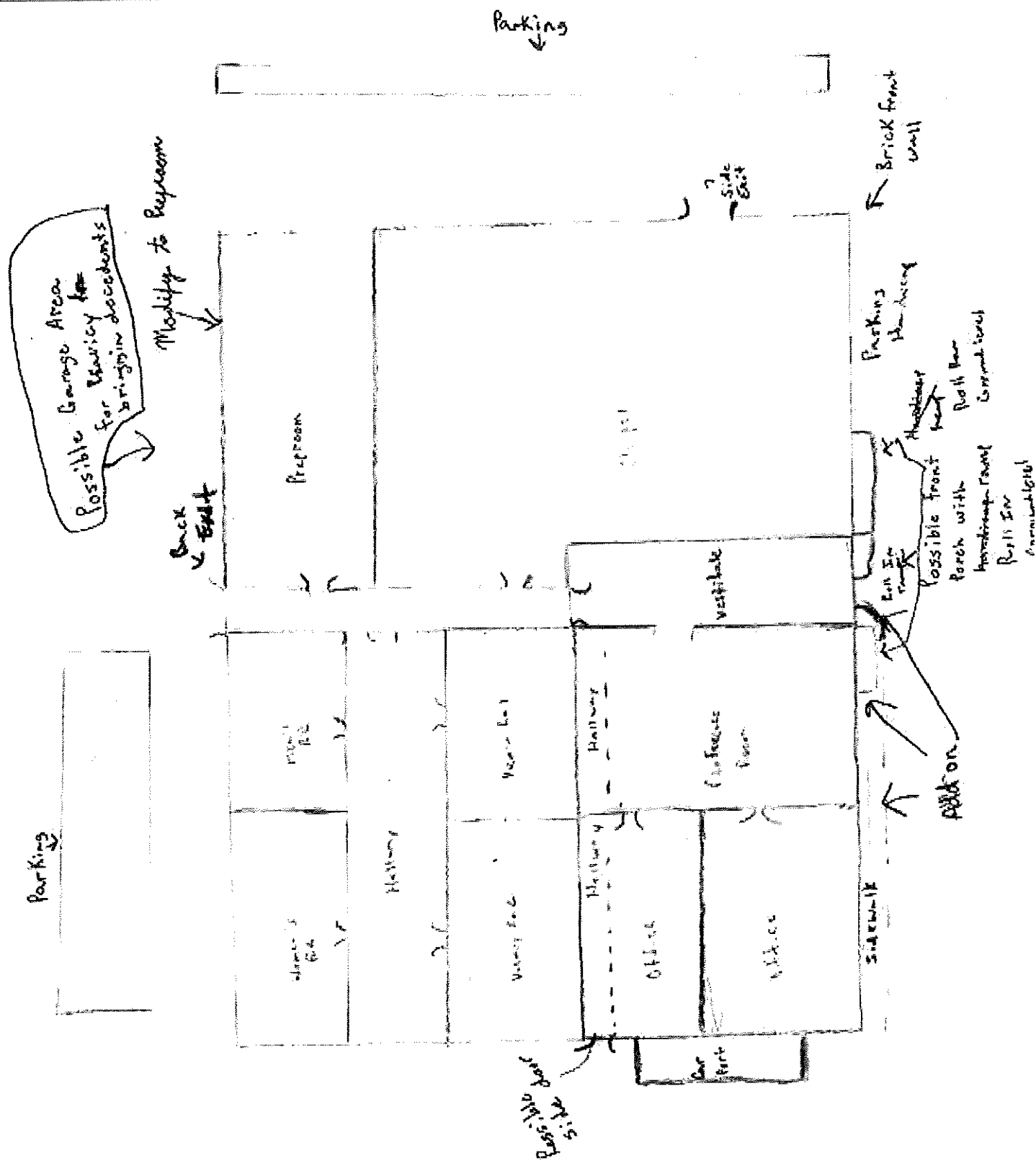
Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

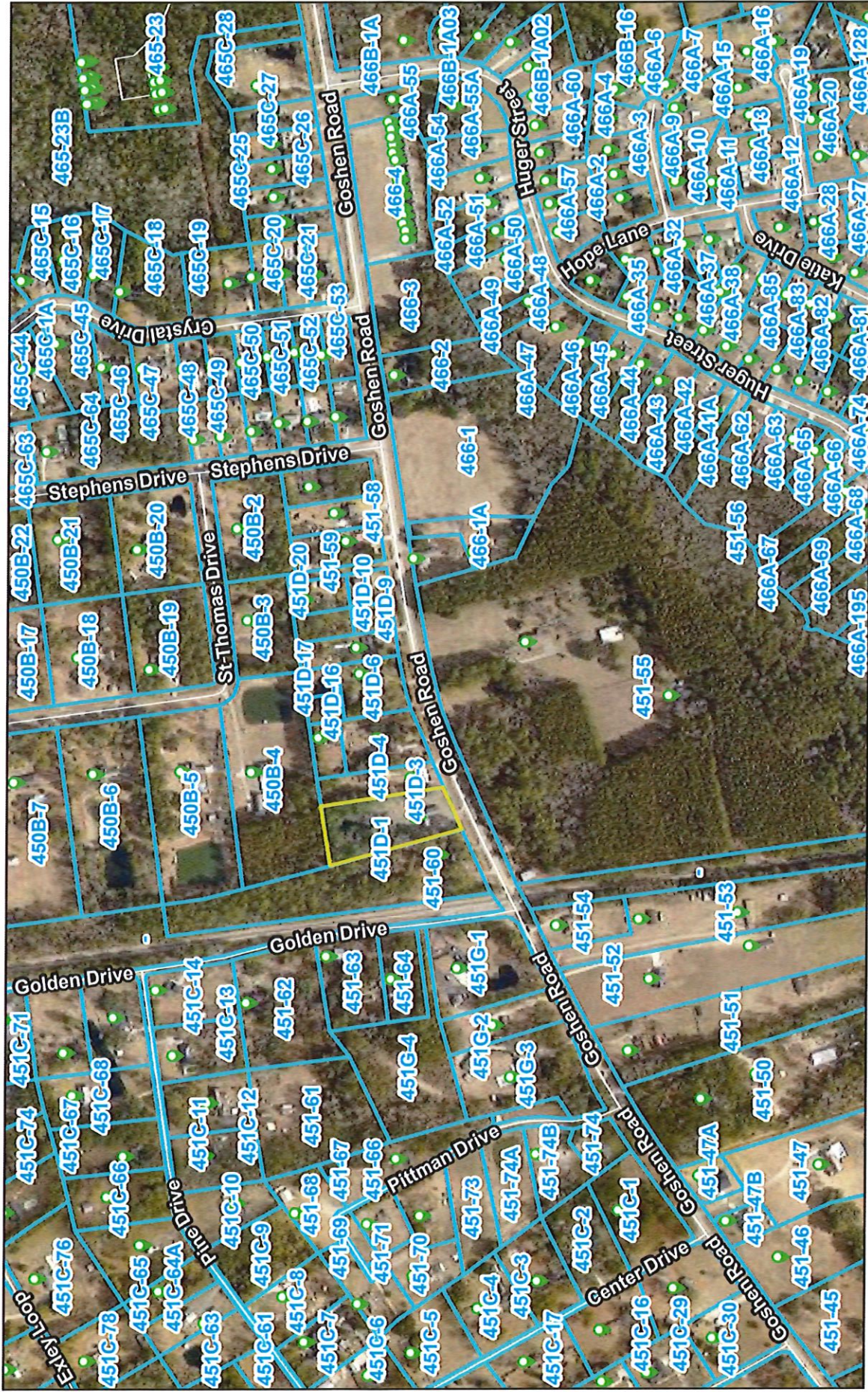
Digital Signature*

 Joshua T. Gibbons Sr.
Jul 23, 2026



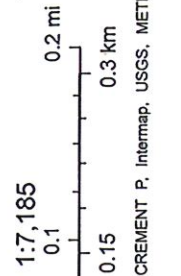


451D-1



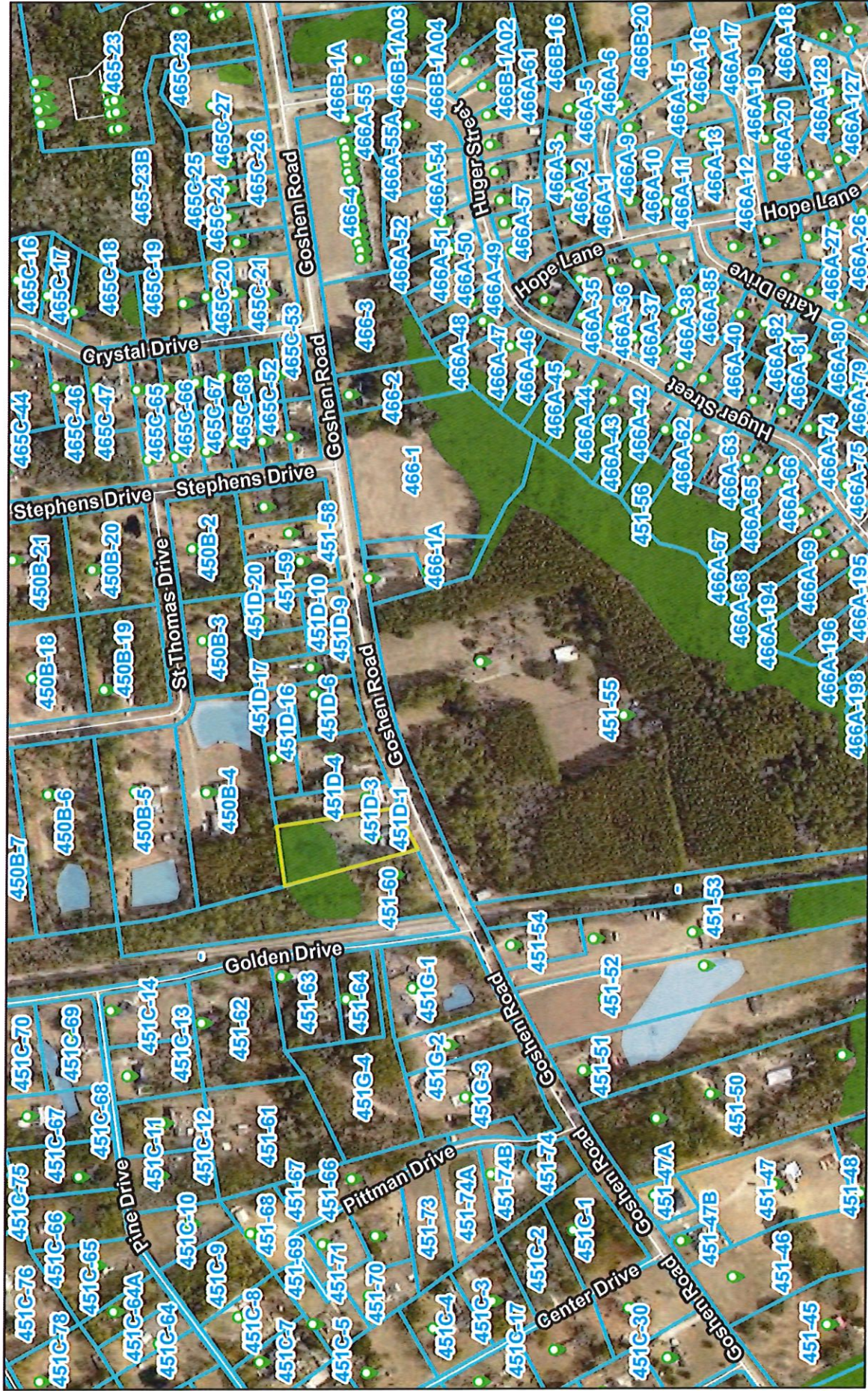
7/31/2026

- Addresses
- Parcels
- Roads
- Citations

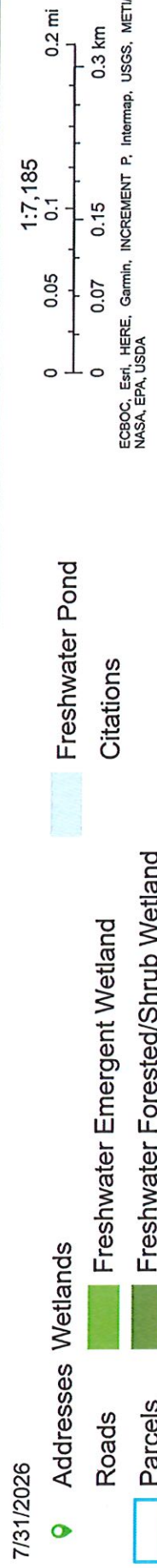


ECBOC Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/
NASA, EPA, USDA

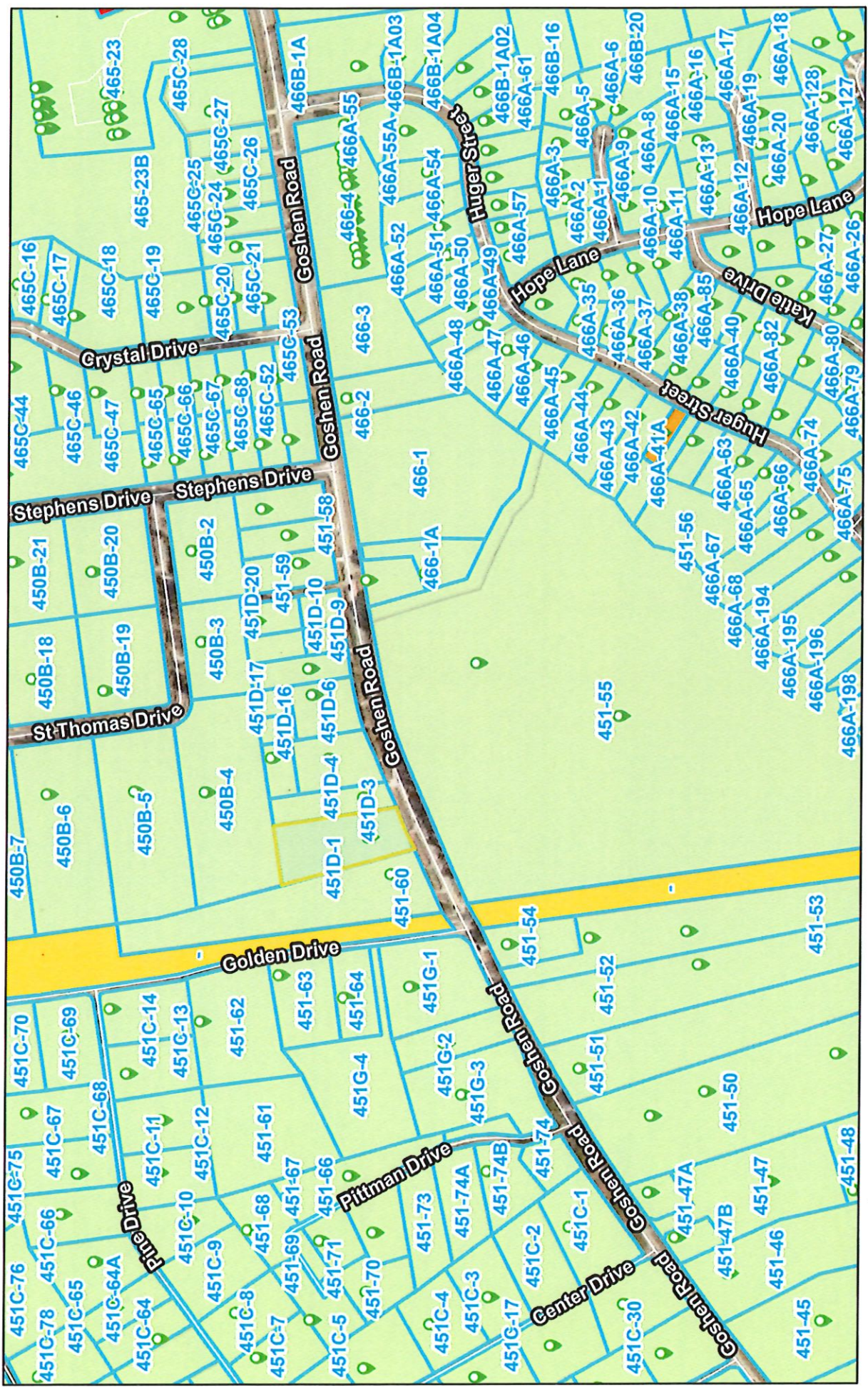
451D-1



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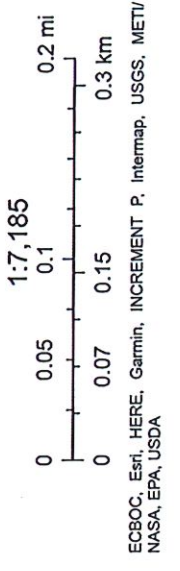


451D-1



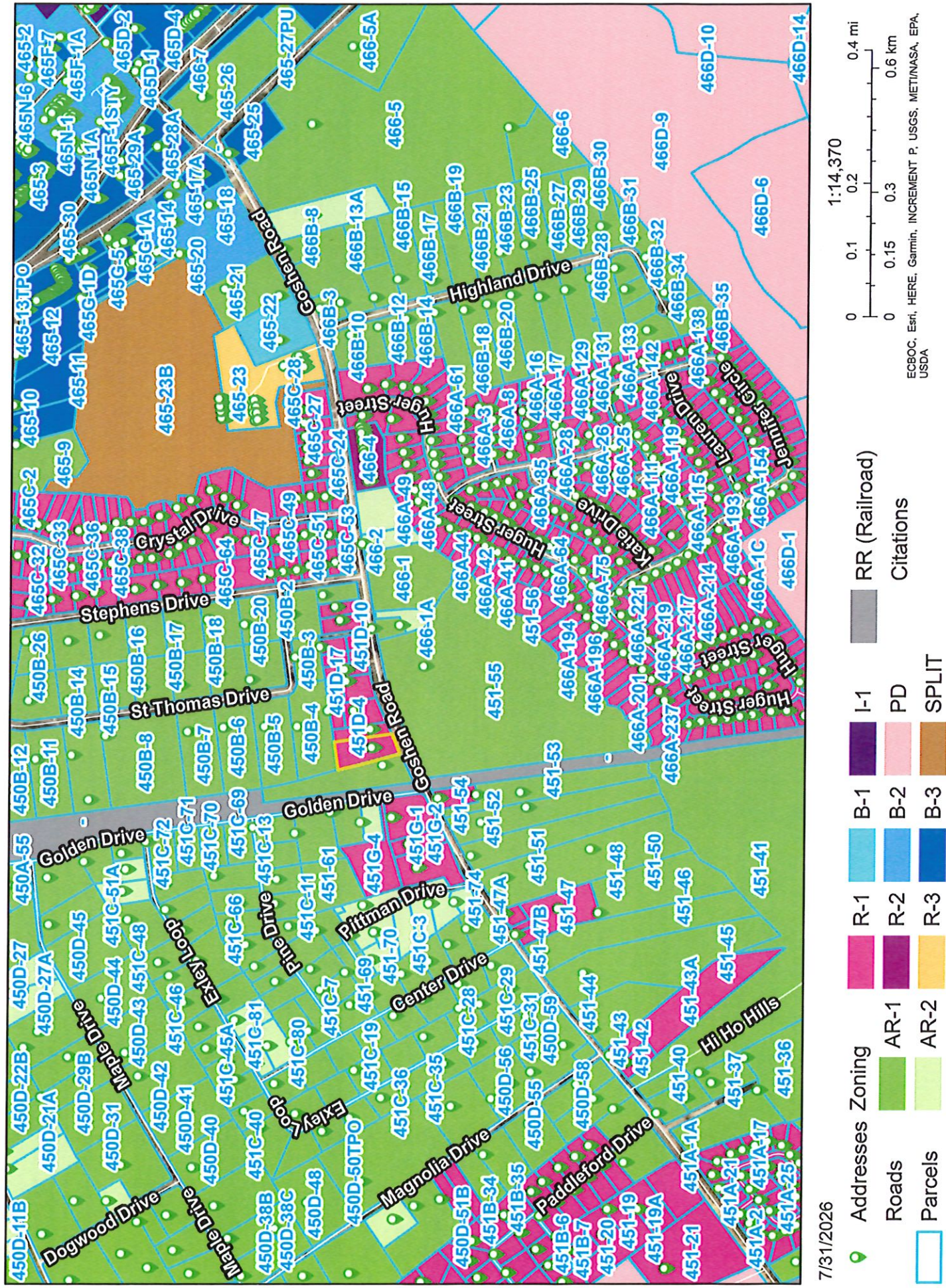
7/31/2026

- Addresses FLUM Areas
- Roads
- Parcels
- Transportation
- Agricultural-Residential
- Commercial
- Utility
- Citations



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7/31/2026