

Staff Report

Subject: Rezoning (First District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 5, 2025

Item Description: **Bryan Vandenhouten** as agent for **Jenny Ullman** requests to **rezone** +/- 8.92 acres from **AR-1 to AR-2** to allow for permitted uses in AR-2. Located on Courthouse Road. **Map# 324 Parcel# 57** in the **First District**.

Executive Summary/Background

- The rezoning request is a requirement of Appendix C, Article IX-Amendments to Map or Text, Section 9. Zoning districts are described in Appendix C, Article V-Uses Permitted in Districts.
- The applicant is requesting to rezone +/- 8.92 acres to AR-2.
- Since the applicant would like to subdivide the parcels, which will be less than 5 acres, they must be rezoned to AR-2.
- There are currently multiple AR-2 and R-1 zoned parcels nearby.
- Per the Effingham County Table of Permitted Uses, the following are permitted by right uses in AR-2 zoning:
 - *Single Family Detached*
 - *One-Additional Single Family Detached Dwelling*
 - *Disaster Emergency Housing*
 - *Mobile Homes*
 - *Manufactured Homes*
 - *Religious Housing*
 - *Youth Home*
 - *Room and Boarding*
 - *Rental Housing - Related*
 - *Parks, Open Space, & Trails*
 - *Fire and Rescue*
 - *Police*
 - *Emergency Management Agency*
 - *Emergency Medical Services*
 - *E-911*
 - *Religious Institutions*
 - *Residential Construction*
 - *Land Development and Subdivision*
 - *Crop production*
 - *Grain and Oilseed*
 - *Wheat*
 - *Corn*
 - *Rice*
 - *Soybean and Oilseed*
 - *Dry Pea and Bean*
 - *Vegetable Farming or Growing Services*
 - *Fruits and Trees*
 - *Greenhouse, Nursery, and Floriculture*
 - *Food crops grown under cover*
 - *Nursery and tree production*
 - *Floriculture production*
 - *Poultry and egg production and hatcheries*
 - *Apiculture (Bees, Wax, and related Operations)*
 - *Logging*
- Courthouse Road Ext. is a county-maintained road.
- This proposal aligns with Chapter 2 of the Comprehensive Plan: Needs and Opportunities, which expresses a need to encourage affordable housing where reasonable by permitting increased residential density and a greater variety of residential options. Along with the need to increase the housing stock to meet the demands of future population growth.
- The Future Land Use Map (FLUM) projects this parcel as Agricultural-Residential.
- At the July 8, 2025, Planning Board Meeting, Mr. Neal Kessler motioned for approval with the following condition:
 - The parcel can only be subdivided into 2 lots.
- Mr. Jake Patrick seconded the motion, and it carried unanimously.

Determination

Staff have reviewed the application, and the application is complete with the following conditions:

1. Development Services shall review and sign the plat. Then, the plat shall be recorded so the zoning can take effect.

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Rezoning application and checklist
4. Ownership certificate/authorization

2. Plat
5. Aerial photograph

3. Deed