



RZN-25-28

Rezoning Application

Status: Active

Submitted On: 6/12/2025

Primary Location


32.255631, -81.369357


Owner


No owner information

Applicant

 Bryan Vandenhouten

 912-661-1139

 bryanv1978@gmail.com

 111 Westwood Dr.
Rincon, Georgia 31326

Staff Review

 Planning Board Meeting Date*

07/08/2025

 Board of Commissioner Meeting Date*


08/05/2025

 Notification Letter Description *

to allow for permitted uses in AR-2.

 Map #*

324

 Parcel #*

57

 Staff Description

 Georgia Militia District

—

 Commissioner District*

1st

 Public Notification Letters Mailed

06/16/2025

 Board of Commissioner Ads

07/16/2025

🔒 Planning Board Ads

06/18/2025

🔒 Request Approved or Denied

—

🔒 Plat Filing required* ⓘ

Yes

Applicant Information

Who is applying for the rezoning request?*

Agent

Applicant / Agent Name*

Bryan Vandenhouten

Applicant Email Address*

Bryanv1978@gmail.com

Applicant Phone Number*

912-661-1139

Applicant Mailing Address*

111 Westwood Dr.

Applicant City*

Rincon

Applicant State & Zip Code*

GA 31326

Property Owner Information

Owner's Name*

Jenny Ullman

Owner's Email Address*

Jullman979@aol.com

Owner's Phone Number*

912-772-4204

Owner's Mailing Address*

4145 Courthouse Rd.

Owner's City*

Guyton

Owner's State & Zip Code*

GA 31312

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 *

324-57

Road Name*

Courthouse Rd

Proposed Road Access* 

Existing access

Total Acres *

8.92

Acres to be Rezoned*

8.92

Lot Characteristics *

Wooded vacant tract of land

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Division of 8.9 acres into 2 parcels

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

North*

AR-1

South*

AR-1

East*

AR-1

West*

AR-1

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

Vacant lot

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.*

A mobile home on one lot and leave the other vacant

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

Single family homes

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 lot will be used to place a mobile home similar to the surrounding area.

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

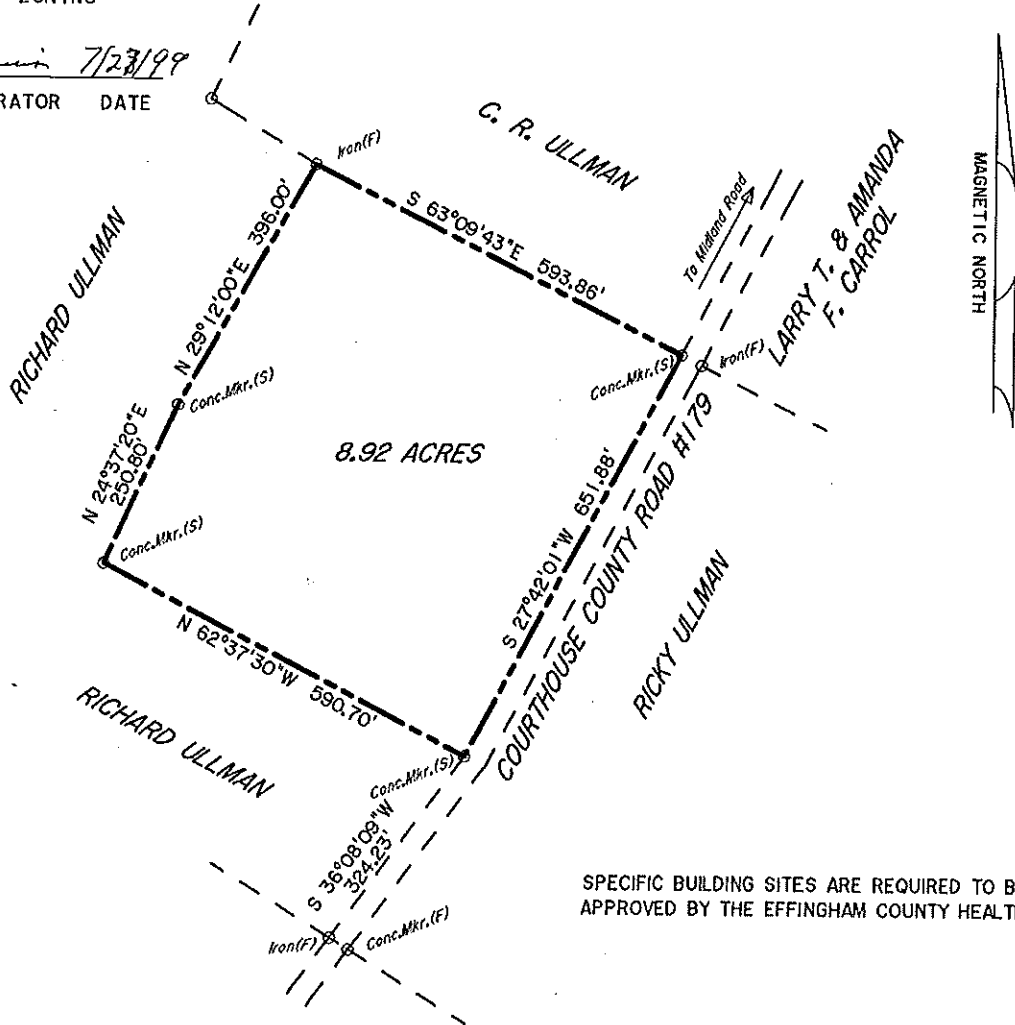
Digital Signature*

 Bryan James Vandenhouten
Jun 10, 2025

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

Joseph J. Poirer *7/23/99*
ZONING ADMINISTRATOR DATE



SPECIFIC BUILDING SITES ARE REQUIRED TO BE
APPROVED BY THE EFFINGHAM COUNTY HEALTH DEPARTMENT.

SCALE: 1" = 200'
0 100 200 400

**PROPERTY SURVEY
FOR
JENNY LOUISE ULLMAN**

LOCATED IN THE 10TH G. M. D.,
EFFINGHAM COUNTY, GEORGIA.



COMP ULLMAN/U-V

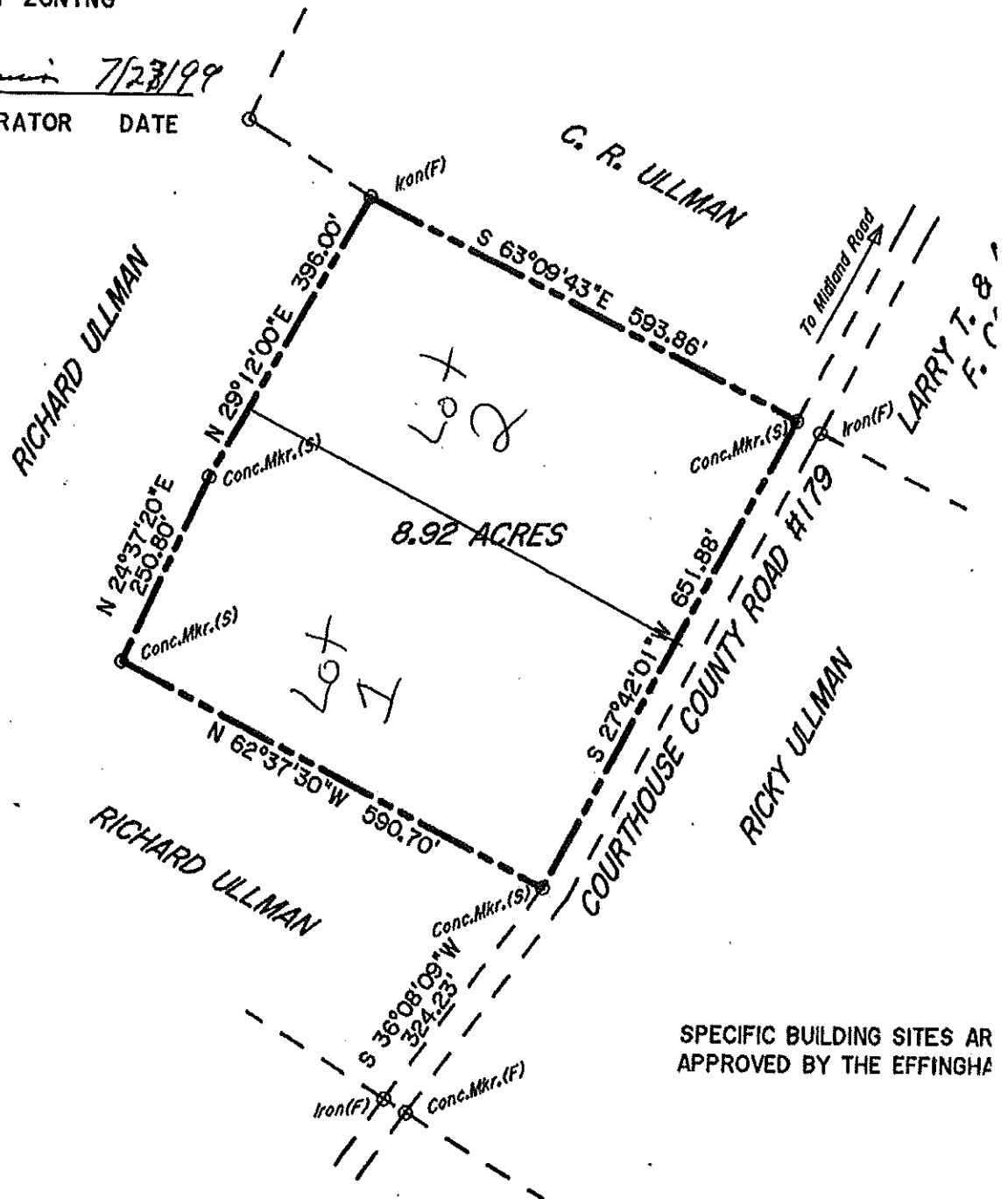
DATE: JUNE 9, 1999
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. - (912) 857-3288
EQUIPT: TOPCON 303 TOTAL STATION

THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
19,916 FEET, & AN ANGULAR
ERROR OF 03" PER ANGLE POINT &
WAS ADJUSTED USING COMPASS RULE.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
450,844 FEET.

APPROVAL EFFINGHAM COUNTY:

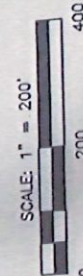
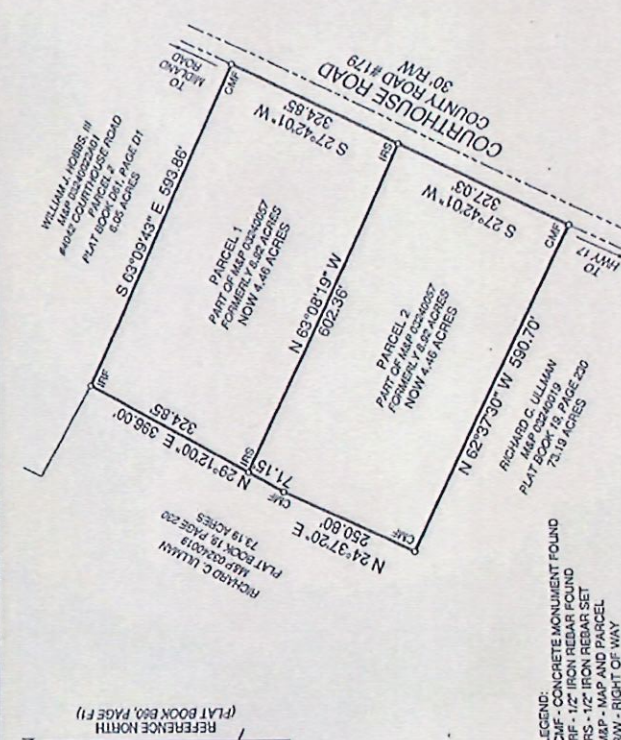
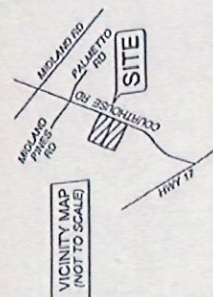
APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

Joseph J. Davis 7/23/99
ZONING ADMINISTRATOR DATE



SPECIFIC BUILDING SITES ARE
APPROVED BY THE EFFINGHAM COUNTY ZONING

DATE:
BY:
Reg. L
991 Hu



LEGEND:
 CMF - CONCRETE MONUMENT FOUND
 IRP - 1/2" IRON REBAR FOUND
 W.P. - MAP AND PARCEL
 RW - RIGHT OF WAY

REFERENCE:
 PLAT BOOK 660, PAGE F1

EQUIPMENT USED:
 TOPCON 303 TOTAL STATION
 ERROR OF CLOSURE 1:450,844
 (PLAT NOT ADJUSTED)

NOTE: BASED UPON REVIEW OF THE FEMA FLOOD INSURANCE RATE MAP 130302025E, EFFINGHAM COUNTY, GEORGIA, REFERENCE THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3-16-2015, THIS PROPERTY IS LOCATED IN ZONE X, OUTSIDE THE 500 YEAR FLOOD PLAIN.

APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR

ZONING ADMINISTRATOR DATE

Based upon the representations of the engineer/surveyor and the information provided, a review of the plat as represented by the said engineer/surveyor finds that this plat complies with the C.S.S.A.S regulations for a typical site residence of 3 or 4 bedrooms with basic improvements. Each lot is to be reviewed and approved prior to the issuance of a construction permit. Modifications or changes in site designation may void this approval.

Spring Authority

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 03240057 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE

MINOR FAMILY SUBDIVISION
 SURVEY FOR
 BRIAN VANDEN HOUTEN
 TO DIVIDE AN EXISTING 8.92 ACRE PARCEL INTO TWO PARCELS AS SHOWN HEREON
 MAP & PARCEL 03240057

LOCATED IN 10TH G.M.D.
 EFFINGHAM COUNTY, GEORGIA
 SURVEYED 11 JUNE 2025
 PLAT PREPARED 12 JUNE 2025

RESERVED FOR CLERK OF COURT

ADOLPH N. MICHELIS & ASSO.
 27 JEWELL BOULEVARD
 STUNAWA, GEORGIA 30467
 PH. (912) 829-3372

SURVEYORS CERTIFICATION

As required by subsection (b) of O.C.G.A. Section 44-1-1, the plat has been prepared by a land surveyor and approved by an appropriate local jurisdiction for recording as a public record. The surveyor certifies that the survey was conducted in accordance with the rules and regulations of the Georgia Board of Surveyors and Land Surveyors and as set forth in O.C.G.A. Section 44-1-1.



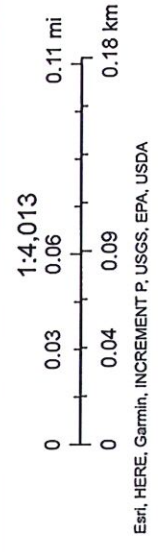
Adolph N. Michelis
 GA. REG. L.S. NO. 1323 6/17/25 DATE

324-57



6/13/2025

- Addresses
- Parcels
- Roads
- Citations



0 0.05 0.1 0.2 mi

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

9.5

EFFINGHAM COUNTY REZONING CHECKLIST

Applicants requesting a Zoning change shall supply to the Planning Board information describing the proposed change plus supporting data relating to the change to assist the Planning Board in making their determination. the supporting documentation shall include a format substantially the same as the checklist/criteria used by the Planning Board in evaluating the requested zoning change.

After receiving all information presented as to each zoning proposal at any public hearing provided for in this Article, and prior to making any recommendation thereon, the Planning Board shall consider each of the eight questions contained in the following checklist in written form and forward a copy of the same to the Board of Commissioners together with any additional material deemed appropriate:

CHECK LIST:

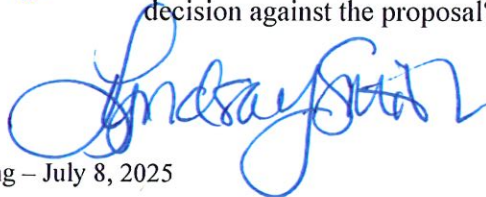
The Effingham County Planning Commission recommends:

APPROVAL 

DISAPPROVAL _____

Of the rezoning request by **Bryan Vandenhouten** as agent for **Jenny Ullman** (Map # 324 Parcel # 57) from AR-1 to AR-2 zoning.

- Yes ☒ No? 1. Is this proposal inconsistent with the county's master plan?
- Yes ☒ No? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- Yes ☒ No? 3. Could traffic created by the proposed use, or other uses permissible under the zoning sought, traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- Yes ☒ No? 4. Does the property which is proposed to be rezoned have a have a reasonable economic use under existing zoning?
- Yes ☒ No? 5. Does the proposed change constitute "spot zoning" which would permit a use which would be unsuitable, considering the existing use and development of adjacent and nearby property?
- Yes ☒ No? 6. Would the proposed change in zoning adversely affect existing use or usability of adjacent or nearby property?
- Yes ☒ No? 7. Are nearby residents opposed to the proposed zoning change?
- Yes ☒ No? 8. Do other conditions affect the property so as to support a decision against the proposal?



L.S

1 don't think that it can be a condition
split more is necessary for approval on this # property rights

9.5

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CHECK LIST:

The Effingham County Planning Commission recommends:

APPROVAL X

DISAPPROVAL _____

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*Splitting 4/1
Family -
1/2 live in &
1/2 keep vacant
for now.
with conditions
of split or
lot 1 & 2 only
& NO other.*

Nik.

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