

**Subject:** Rezoning (First District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** July 8, 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:
 

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| <ul style="list-style-type: none"> <li>- <i>Single Family Detached</i></li> <li>- <i>One-Additional Single Family Detached Dwelling</i></li> <li>- <i>Disaster Emergency Housing</i></li> <li>- <i>Mobile Homes</i></li> <li>- <i>Manufactured Homes</i></li> <li>- <i>Religious Housing</i></li> <li>- <i>Youth Home</i></li> <li>- <i>Room and Boarding</i></li> <li>- <i>Rental Housing - Related</i></li> <li>- <i>Parks, Open Space, &amp; Trails</i></li> <li>- <i>Fire and Rescue</i></li> <li>- <i>Police</i></li> <li>- <i>Emergency Management Agency</i></li> <li>- <i>Emergency Medical Services</i></li> <li>- <i>E-911</i></li> <li>- <i>Religious Institutions</i></li> <li>- <i>Residential Construction</i></li> </ul> | <ul style="list-style-type: none"> <li>- <i>Land Development and Subdivision</i></li> <li>- <i>Crop production</i></li> <li>- <i>Grain and Oilseed</i></li> <li>- <i>Wheat</i></li> <li>- <i>Corn</i></li> <li>- <i>Rice</i></li> <li>- <i>Soybean and Oilseed</i></li> <li>- <i>Dry Pea and Bean</i></li> <li>- <i>Vegetable Farming or Growing Services</i></li> <li>- <i>Fruits and Trees</i></li> <li>- <i>Greenhouse, Nursery, and Floriculture</i></li> <li>- <i>Food crops grown under cover</i></li> <li>- <i>Nursery and tree production</i></li> <li>- <i>Floriculture production</i></li> <li>- <i>Poultry and egg production and hatcheries</i></li> <li>- <i>Apiculture (Bees, Wax, and related Operations)</i></li> <li>- <i>Logging</i></li> </ul> |
|---|---|
- 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.

### 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  
 3. Deed  
 5. Aerial photograph