



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

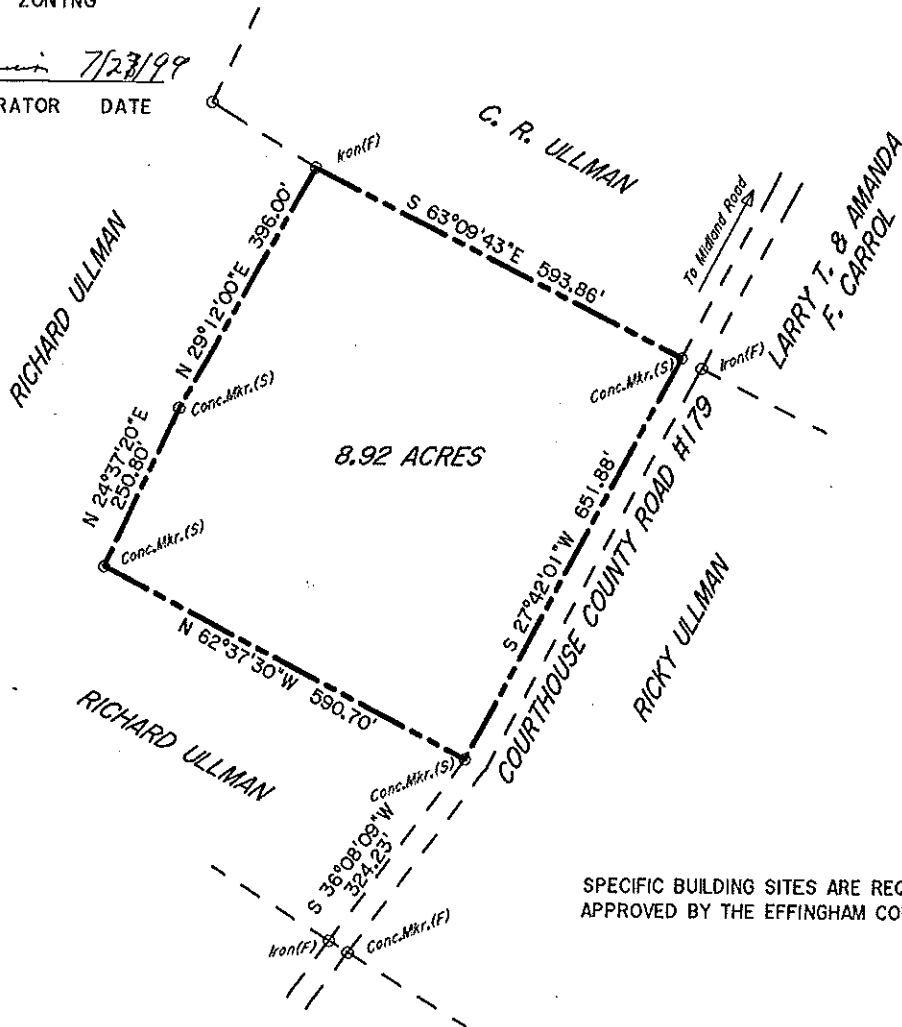
Filed for Record *ngw*

Book *B60* Page *F1*
Date *8/3/1999*

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

Joseph J. Poin *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
EQUIP: TOPCON 303 TOTAL STATION

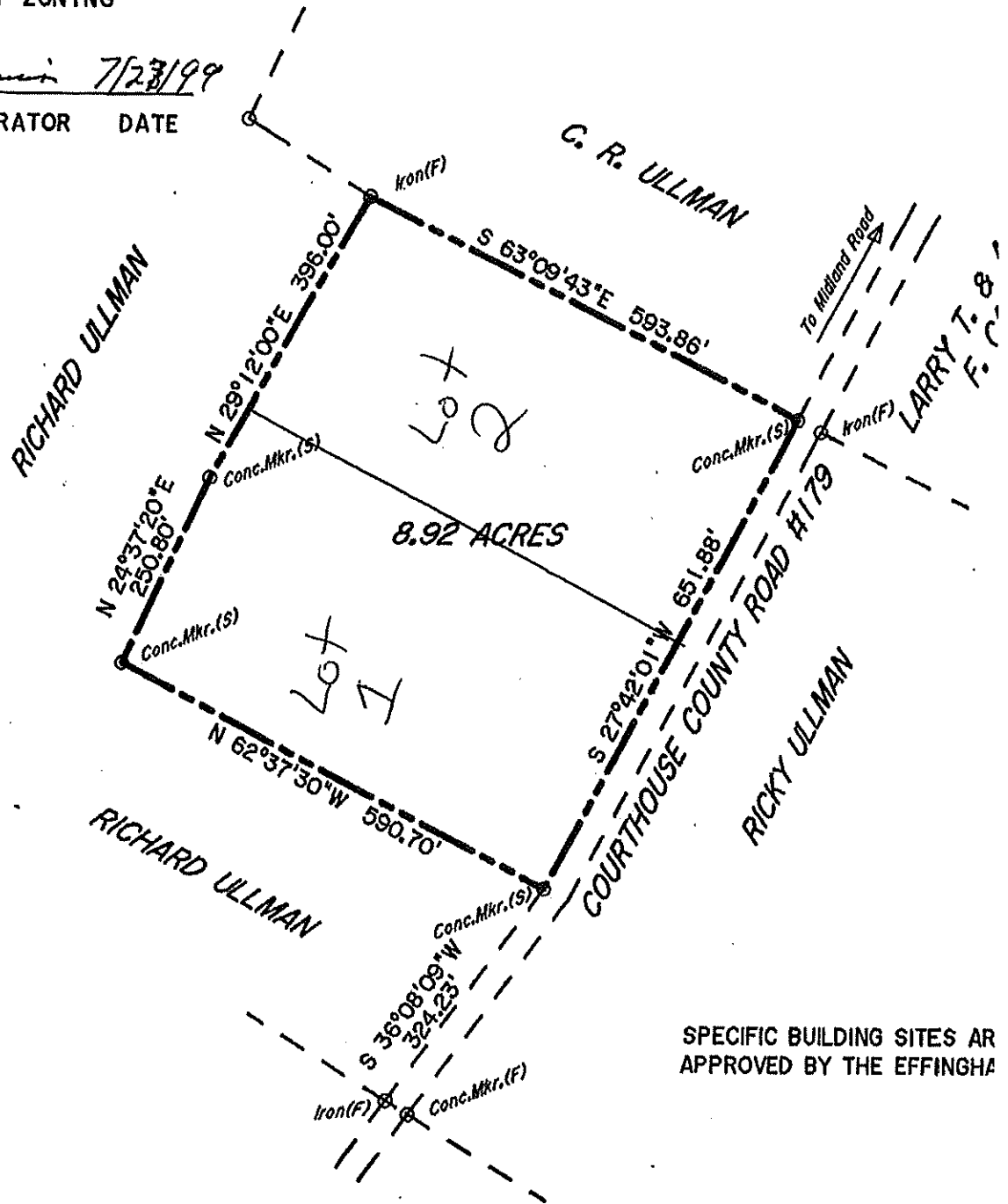
THE FIELD DATA UPON WHICH THIS
MAP OR PLAT IS BASED HAS A
CLOSURE PRECISION OF ONE FOOT IN
19,916 FEET, & AN ANGULAR
ERROR OF 03" PER ANGLE POINT &
WAS ADJUSTED USING COMPASS RULE.
THIS MAP OF PLAT HAS BEEN CALCU-
LATED FOR CLOSURE & IS FOUND TO
BE ACCURATE WITHIN ONE FOOT IN
450,844 FEET.

Book B60 Page F1
Date 8/3/1999

APPROVAL EFFINGHAM COUNTY:

APPROVED FOR RECORDING BY
EFFINGHAM COUNTY ZONING
ADMINISTRATION.

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



SPECIFIC BUILDING SITES ARE
APPROVED BY THE EFFINGHAM COUNTY ZONING





PROPERTY SURVEY
FOR
JENNY LOUISE ULLMAN

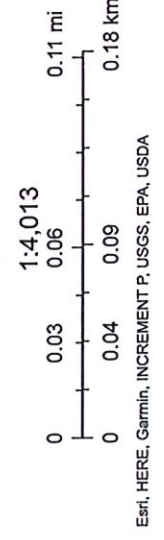
DATE:
BY:
Reg. L
991 Hu

324-57



6/13/2025

-  Addresses
-  Parcels
-  Roads
-  Citations



324-57



6/13/2025

1:8,026

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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