



## RZN-25-38

Rezoning Application

Status: Active

Submitted On: 8/22/2025

## Primary Location

2647 Little McCall Road

Rincon, GA 31326


## Owner


HILDEBRANDT THERESA D


2647 LITTLE MCCALL RD


RINCON, GA 31326

## Applicant

 David Hildebrandt

 912-663-6414

 dbhildeb1966@gmail.com

 1400 Old Dixie HWY

Clyo, Ga 31303

## Staff Review

 Planning Board Meeting Date\*

10/14/2025

 Board of Commissioner Meeting Date\*


11/04/2025

 Notification Letter Description \*

To allow for permitted uses in AR-3.

 Map #\*

391

 Parcel #\*

17

 Staff Description

 Georgia Militia District

—

 Commissioner District\*

4th

 Public Notification Letters Mailed


09/08/2025

 Board of Commissioner Ads



10/15/2025

 Planning Board Ads

09/17/2025

 Request Approved or Denied

—

 Plat Filing required\* 

Yes

## Applicant Information

Who is applying for the rezoning request?\*

Agent

Applicant / Agent Name\*

David Hildebrandt

Applicant Email Address\*

Dbhildeb1966@gmail.com

Applicant Phone Number\*

9126636414

Applicant Mailing Address\*

1400 Old Dixie HWY

Applicant City\*

Clyo

Applicant State & Zip Code\*

31303

## Property Owner Information

Owner's Name\*

Theresa Hildebrandt

Owner's Email Address\*

Dbildeb1966@gmail.com

Owner's Phone Number\*

9126636414

Owner's Mailing Address\*

2647 Little McCall

Owner's City\*

rincon

Owner's State & Zip Code\*

31326

## Rezoning Information

How many parcels are you rezoning?\*

2

Please List all Parcels Zonings\*

AR-1 & AR-2

Proposed Zoning of Property\*

AR-3 (Agricultural Residential 2.5 or more Acres)

Map & Parcel \*

391-18A

Road Name\*

Little McCall Road

Proposed Road Access\* ⓘ

Little McCall Road

Total Acres \*

12.62

Acres to be Rezoned\*

6.35

Lot Characteristics \*

3.14 AC, Parcel Two, Vacant Lot. Parcel#391-17 is currently 1.38 AC, having 1.83 AC portion being added to it so it will be 3.21 AC.

Water Connection \*

Private Well

Sewer Connection

Private Septic System

**Justification for Rezoning Amendment \***

Property being subdivided and the two parcels need to be rezoned to comply with County Standards.

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

North\*

South\*

R-1

AR-2

East\*

West\*

AR-1

R-1

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

New Parcel Two (Vacant); Parcel # 391-17 (Primary Residential)

**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.\***

Adding on to Residential Parcel to make bigger and selling other vacant parcel of land

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

Residential


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

Remain Residential

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\*

 David Hildebrandt  
Aug 22, 2025

DRAWN BY: J.M.B.

Filed for Record

Book A227 Page B1  
Date 7/22/1993

MAGNETIC  
REF. SUR. REC. F, PAGE 266.

REGINALD O. NEIDLINGER

FORD B. NEIDLINGER

16.29 ACRES

CARLYLE M. NEIDLINGER

FORD B. NEIDLINGER

DONALD & MARGARET CANNON

13.90 ACRES

SOUTHERN PINES PLANTATION, INC.

SOUTHERN

SOUTHERN PINES PLANTATION, INC.

REFERENCES:  
SURVEYOR'S RECORD F, PAGE 266.  
SURVEYOR'S RECORD F, PAGE 359.

PURSUANT TO O.C.G.A. SECTION 15-6-87,  
I CERTIFY THAT THIS PLAT DOES NOT REQUIRE  
APPROVAL OF EFFINGHAM COUNTY PLANNING  
COMMISSION.

Paul D. Wilder  
PAUL D. WILDER, R.L.S. #1559

I CERTIFY THAT THIS PROPERTY DOES NOT LIE  
IN A FLOOD ZONE AS SHOWN ON FIRM FLOOD  
MAP NO. 130076-0125-B, DATE MARCH 18, 1987.

Paul D. Wilder  
PAUL D. WILDER, R.L.S. #1559

ERROR OF CLOSURE:  
FIELD DATA 1/58,873  
ANGULAR ERROR 03" PER Δ POINT  
ADJUSTED BY COMPASS RULE  
PLAT CLOSURE 1/443,740  
EQUIPMENT USED:  
03" THEODOLITE  
ELECTRONIC DISTANCE METER



PLAT OF  
30.19 ACRES SURVEYED  
FOR  
THE WINSLOW NEIDLINGER,  
ESTATE

LOCATION: G.M.D. 10,  
EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

DATE: MARCH 4, 1991 FILE NO. 3127

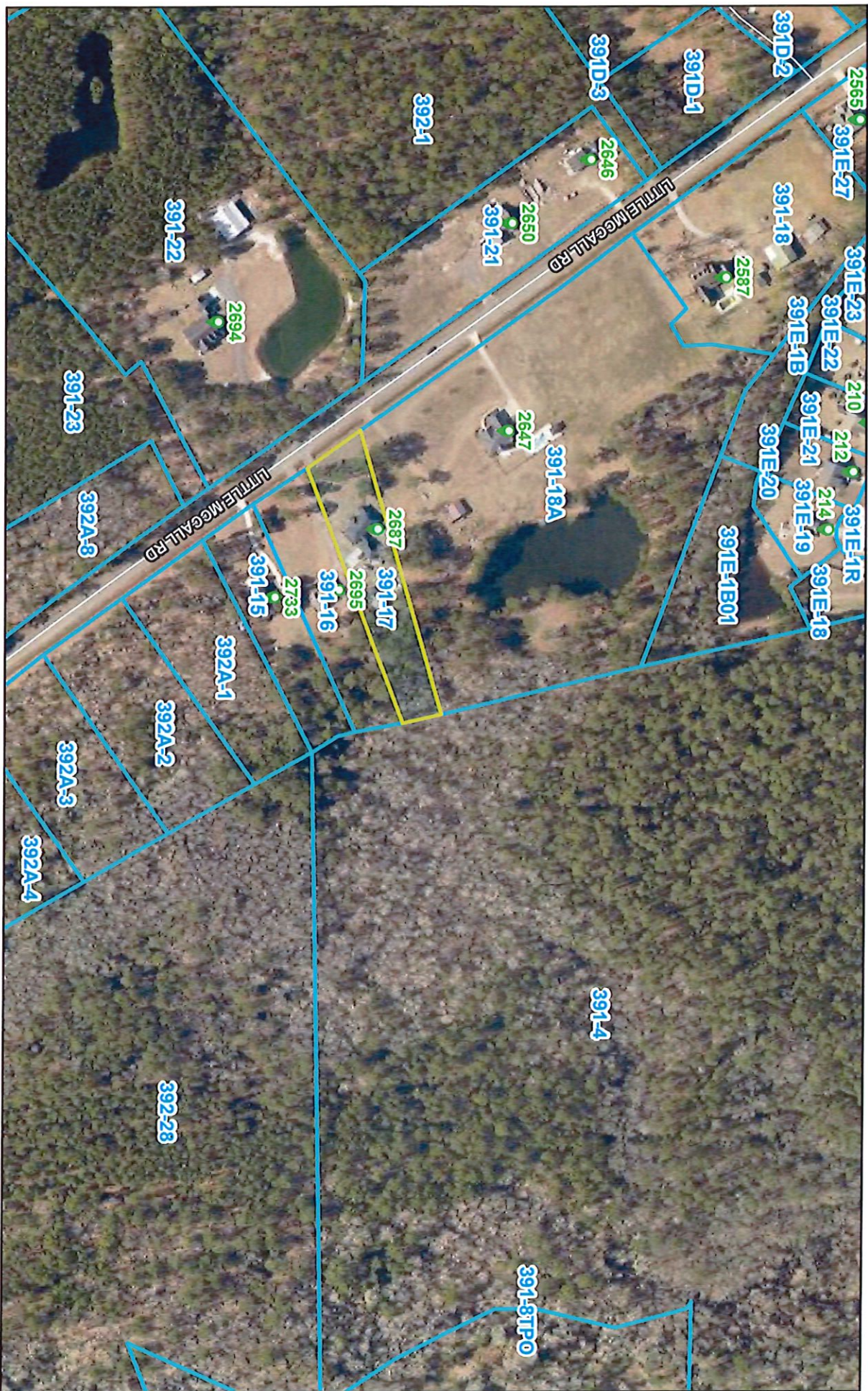
WILDER SURVEYING & MAPPING  
RINCON, GEORGIA







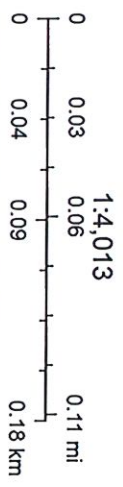
391-17



8/22/2025

Addresses  Parcels 

Roads Citations



Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



391-17



8/22/2025

- Addresses  Parcels  Citations
- Roads  Zoning  AR-2  R-1
-  AR-1

