



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*

R-1

South*

AR-2

East*

AR-1

West*

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. REG. F, PAGE 266.

REGINALD O. NEIDLINGER

FORD B. NEIDLINGER

16.29 ACRES

CARLYLE M. NEIDLINGER

FORD B. NEIDLINGER

LITTLE MICAL ROAD

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

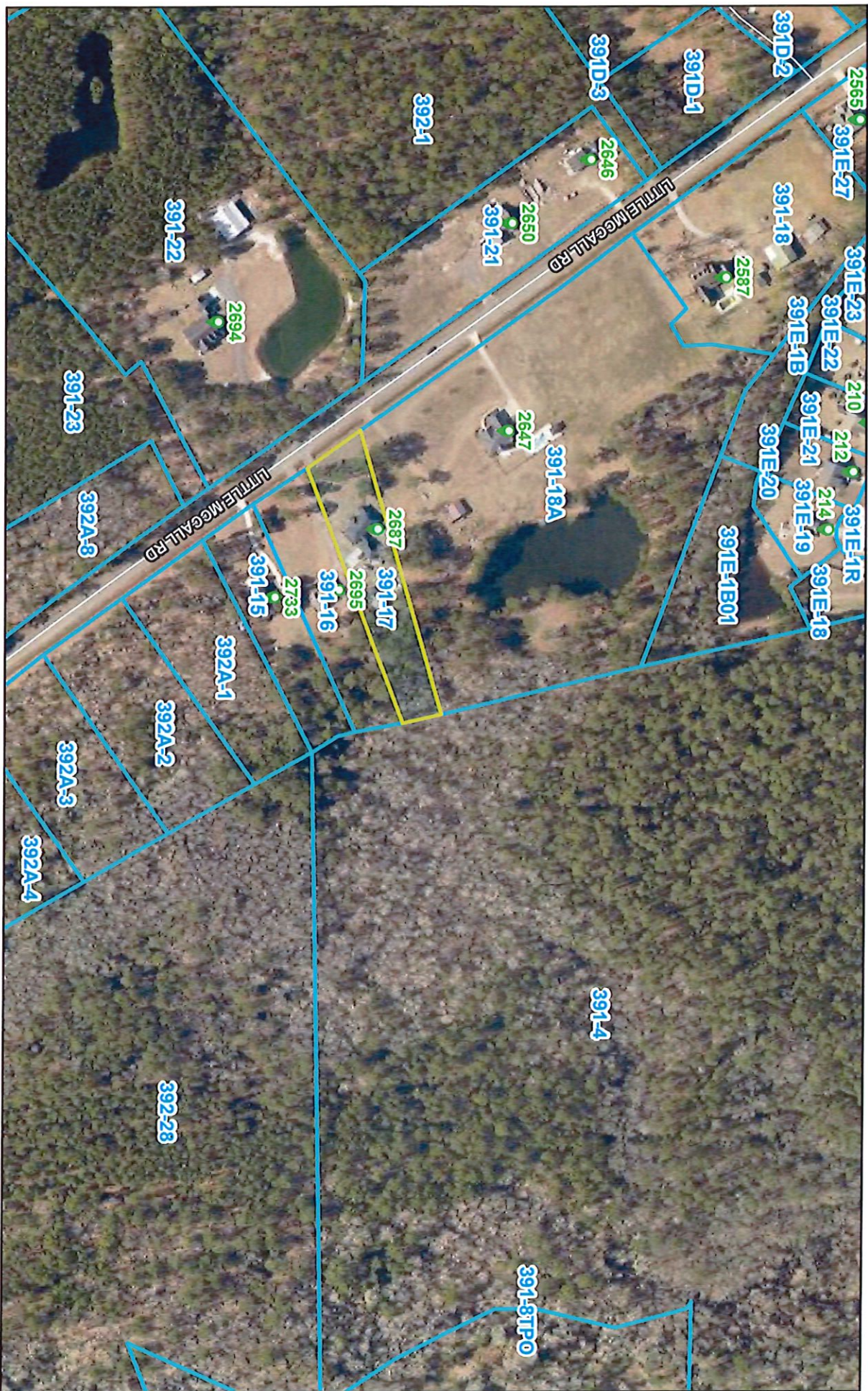
LOCATION: G.M.D. 10,
EFFINGHAM COUNTY, GEORGIA

SCALE: 1 INCH = 200 FEET

DATE: MARCH 4, 1991 FILE NO. 3127

WILDER SURVEYING & MAPPING
RINCON, GEORGIA

391-17



8/22/2025



Addresses

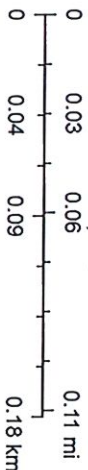


Parcels

Roads

Citations

1:4,013



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

391-17



8/22/2025



Addresses



Parcels



AR-2



R-1



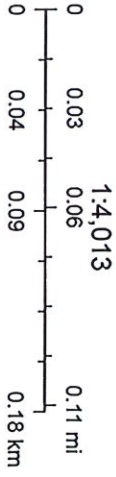
AR-1

Roads

Zoning

AR-1

Citations



Esri, HERE, Garmin, INCREMENT P, USGS, 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 **David Hildebrandt as agent for Theresa Hildebrandt** (Map # 391 Parcel # 17 & 18A) from AR-1 & AR-2 to AR-3 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?

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*This is what we are needing -
Lansen LOTS!*

NK

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APPROVAL X

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W.B.

Simple split