



Record No: VAR-26-20

Variance Application

Status: Active

Submitted On: 4/24/2026


Primary Location

323 Commerce Drive
Rincon, GA 31326


Owner

RIPPOLINGER LLC
323 COMMERCE DR
RINCON, GA 31326


Applicant

 Dietmar Lutte




 323 Commerce Drive
Rincon, GA 31326

Staff Review

Board of Commissioner Meeting Date* 

05/19/2026

Notification Letter Description* 

to allow for a decrease in required buffers in HI

Public Notification Letters Mailed* 

04/27/2026

Location Information* 

323 Commerce Drive

Staff Description 

Section 3.4


Stipulations 

Board of Commissioner Ads 

04/29/2026

Commissioner District* 


5th

Request Approved or Denied 

—

Letter & ZMA Mailed 

—

Map#* 

466C

Parcel#* 

6

Applicant Name* 

Dietmar Lutte

Applicant Information

Applicant Name*

Applicant Phone Number*

Applicant Email*

Applicant Address*

City*

State*

Zip Code*

General Information

Zoning District*

I-1

Map/Parcel Number*

466C-6

Is this concurrent with a Rezoning? *

Rezoning Submittal Date*

Yes

04/24/2026

Describe why the variance is needed*

Unable to meet side buffer requirements

Water Connection*

Name of Supplier*

Public Water System

Coastal Water & Sewer

Sewer Connection*

Name of Supplier*

Public Sewer System

Coastal Water & Sewer

Who is applying for variance request?*

Owner

Signature

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge,

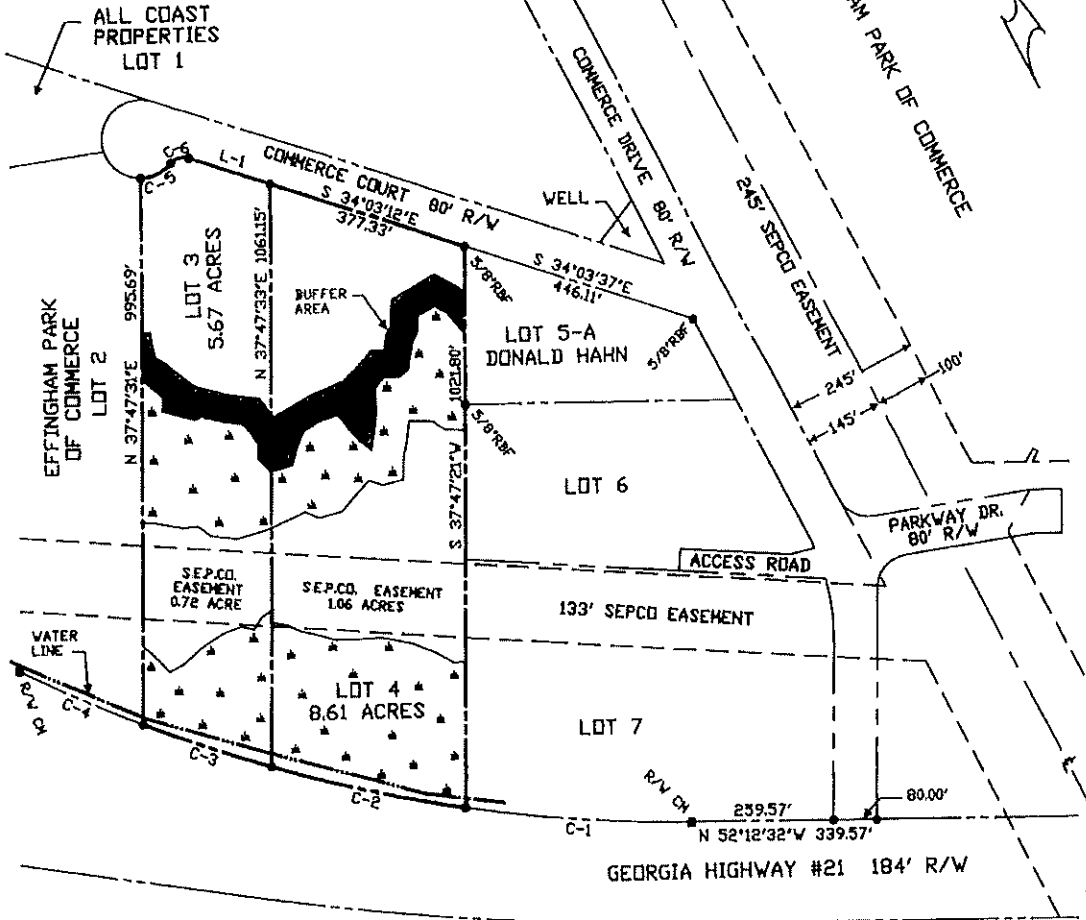
Digital Signature*

 Dietmar Lutte

Apr 24, 2026

Curve	Radius	Length	Chord	Chord Bear.
C-1	2814.79'	421.03'	420.64'	N 47°55'31" W
C-2	2814.79'	367.30'	367.04'	N 39°54'11" W
C-3	2814.79'	247.90'	247.90'	N 33°38'34" W
C-4	2814.80'	248.47'	248.39'	N 28°35'06" W
C-5	72.01'	62.80'	60.83'	S 77°10'24" E
C-6	30.00'	35.67'	33.61'	S 68°08'22" E

Course	Bearing	Distance
L-1	S 34°03'27" E	155.27'



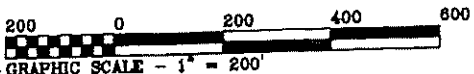
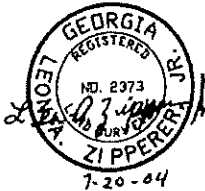
NOTE:

- 1) ALL CORNERS DENOTED AS 'o' ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
- 2) LOT 4 TOTAL UPLANDS = 2.68 ACRES.
LOT 4 NON-BUFFER UPLANDS = 1.95 ACRES.
- 3) LOT 3 TOTAL UPLANDS = 2.46 ACRES.
LOT 3 NON-BUFFER UPLANDS = 2.09 ACRES.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Demetrius Carly 20 July 2004
ZONING ADMINISTRATOR DATE

ERROR OF CLOSURE:
FIELD DATA 1/ 96,548'
ANGULAR ERROR 01' PER POINT
ADJUSTED BY COMPASS RULE
PLAT CLOSURE 1/ 969,532'
EQUIPMENT USED:
03" ELECTRONIC TOTAL STATION



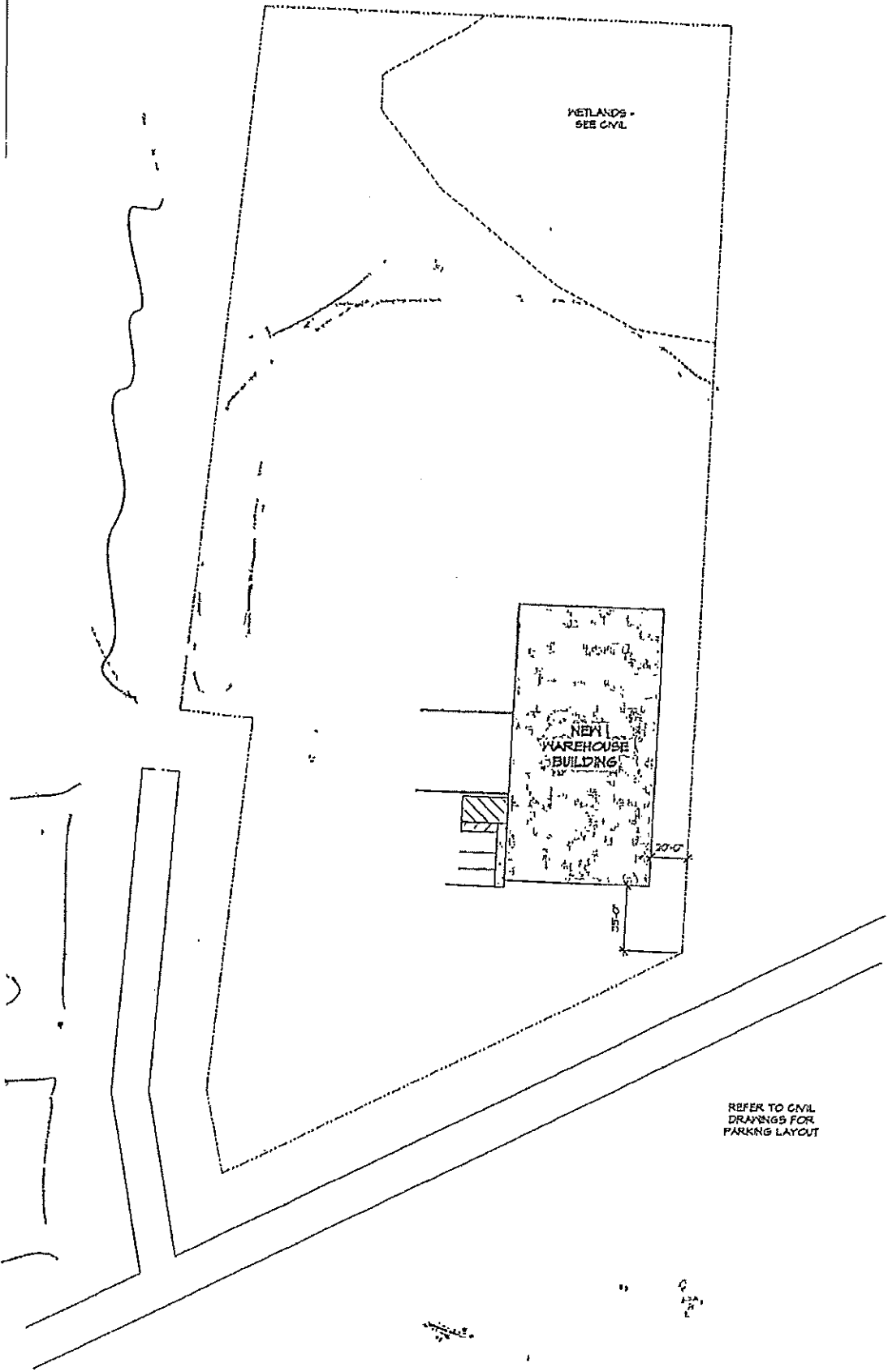
PLAT OF

LOT 3 AND LOT 4
EFFINGHAM PARK OF COMMERCE
SURVEYED FOR
MASTER DELI PROVISIONS, INC.

LOCATION: G.M.D. 9,
EFFINGHAM COUNTY, GEORGIA

DATE: JULY 16, 2004 FILE NO. 4724VWL3-4

WILDER, STONE & ZIPPERER LAND SURVEYORS, INC
(912) 826-5412, PO BOX 1490 RINCON, GA 31326



REFER TO CIVIL
DRAWINGS FOR
PARKING LAYOUT

1 ARCHITECTURAL SITE PLAN
1" = 40'-0"



ARCHITECTURAL SITE PLAN

PROJECT	201	NO	DATE	REVISION	BY
DESIGNED BY	GHJ	C	02/15/16	ISSUE FOR PRICING	GHJ
DRAWN BY	TR	B	11/02/16	ISSUED FOR REVIEW	GHJ
CHECKED BY	GHJ	O	05/19/17	ISSUED FOR PERMIT	GHJ
DATE	05/19/201	1	01/22/18	REVISED PER OWNER CHANGES	GHJ

CARSHIP-USA
ATLANTIC CARGO LOGISTICS, L.L.C.
COMMERCE DRIVE - RINCON, GA 31326

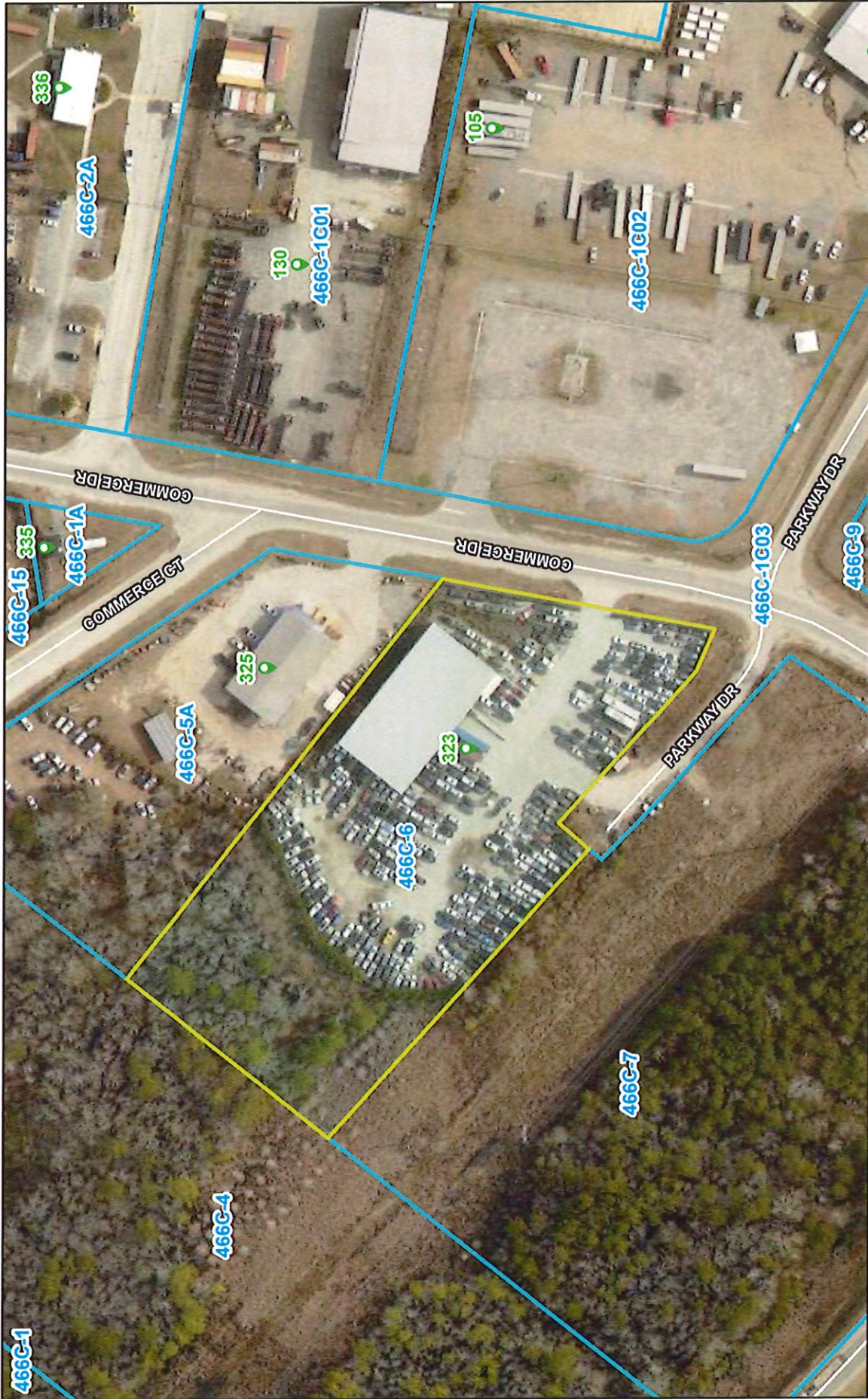
G. HUBERT JONES & ASSOCIATES, P.C.
ARCHITECTS ENGINEERS PLANNERS
MARIETTA, GA. (404) 316-1033

DRAWING NO.

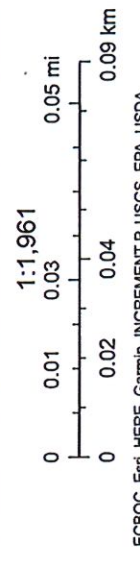
A-1

SHEET 4 OF 18

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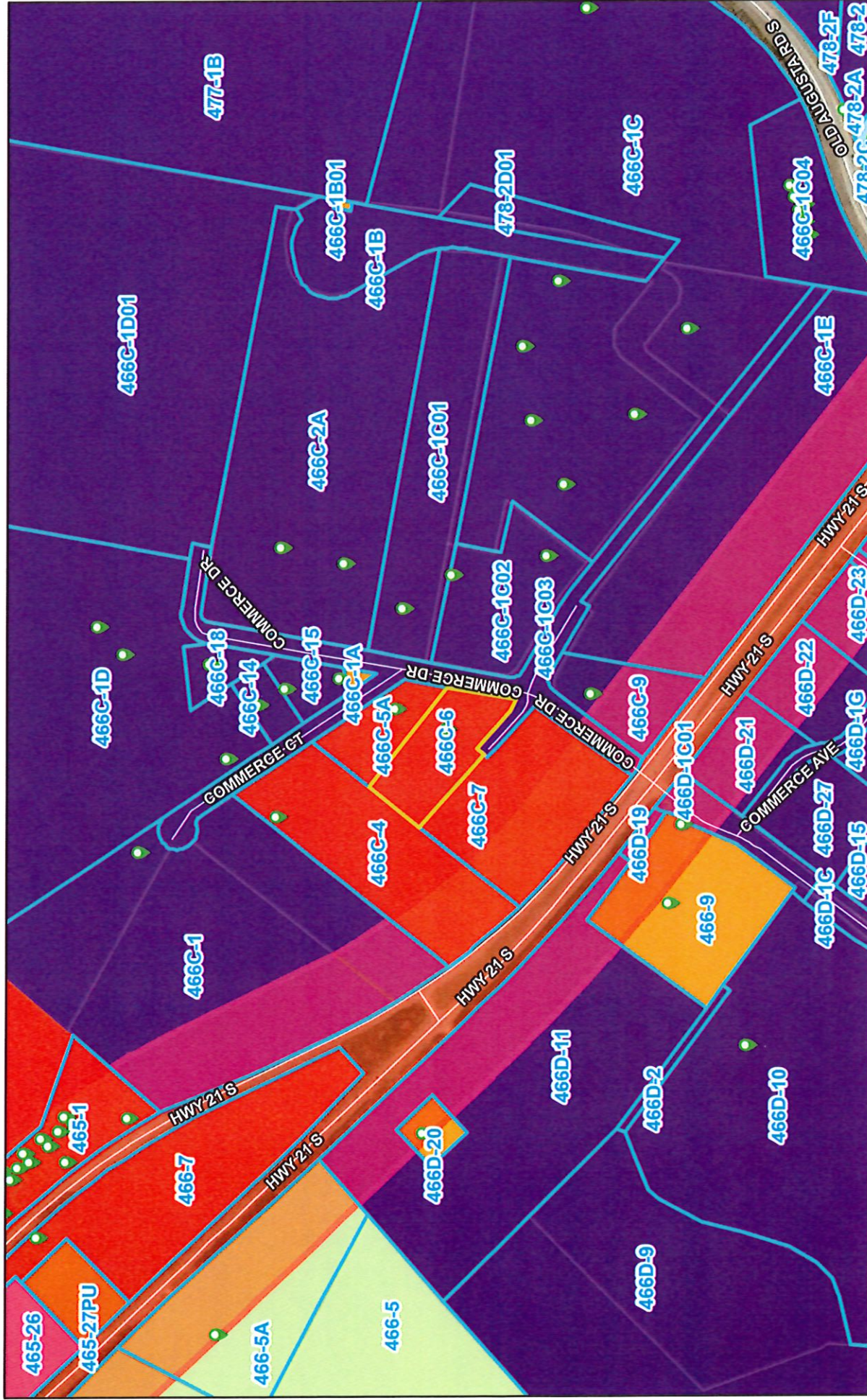
1:7,843

0 0.05 0.1 0.2 mi
0 0.07 0.15 0.3 km

Addresses Parcels PD
 Roads Zoning Citations

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

466C-6

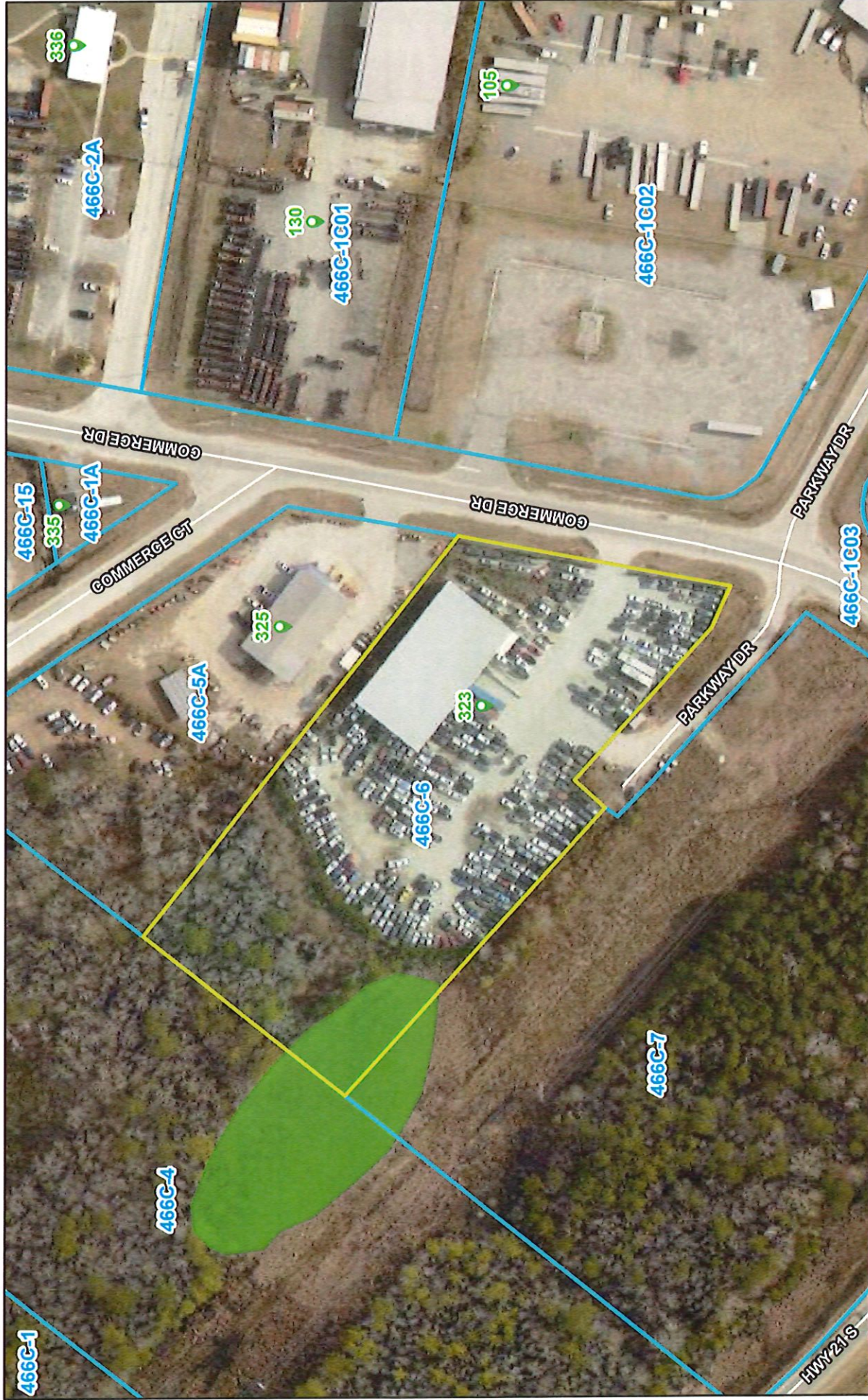


4/27/2026

- Addresses
- Roads
- Parcels
- Character Areas
- Commercial Corridor Overlay
- FLUM Areas
- Agricultural-Residential
- Assembly Area
- Commercial
- Industrial
- Transitional
- Utility
- Citations

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

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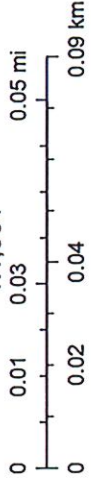


4/27/2026

- Addresses
- Roads
- Parcels
- FEMA Flood Zone
- X, AREA OF MINIMAL FLOOD HAZARD

- Wetlands
- Freshwater Emergent Wetland
- Citations

1:1,961



ECBOC, Esti. HERE, Garmin, INCREMENT P, USGS, EPA, USDA