



Record No: CU-26-19

Conditional Use Permit

Status: Active

Submitted On: 4/24/2026

Primary Location

323 Commerce Drive
Rincon, GA 31326


Owner

RIPPOLINGER LLC
323 COMMERCE DR 323
Commerce Drive 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 wrecked vehicle import/export in HI.


Stipulations 

Property Location* 

323 Commerce Drive

Map #* 


466C

Parcel #* 


6

Commissioner District* 

5th

Has Business License been applied for?* 

Yes

Public Notification Letters Mailed 

04/27/2026

Board of Commissioner Ads 

04/29/2026

Request Approved or Denied 

—

Applicant Information

Who is applying for the Conditional Use?*

Property Owner

Applicant / Agent Name*

Dietmar Lutte

Applicant Email Address*

[REDACTED]

Applicant Phone Number*

[REDACTED]

Applicant Mailing Address*

323 Commerce Drive

Applicant City*

Rincon

Applicant State*

GA

Applicant Zip Code*

31326

Property Information

Property Location*

323 Commerce Drive Rincon GA 31326

Present Zoning of Property*

B3

Map/Parcel Number*

466C-6

Total Acres of Property*

4.84

Water Connection*

Name of Supplier*

Public Water System

Coastal Water

Sewer Connection*

Name of Supplier*

Public Sewer System

Coastal Sewer

Conditional Use Requested

Conditional Use*

Status of Business License?*

Other

Applied for

Detailed Description of Type of Business*

Import and export operations

Reason:*

Wrecked vehicle import and export

How does request meet criteria of Section 7.1.6 (see Attachment C):

Conditional Use to Heavy Industrial Rezoning

Attachment C - Site Plan Requirements

All Conditional Use submissions shall be accompanied by a site plan. This site plan shall be made on a scale in conformance with appropriate County Tax Maps and contain the following elements, as applicable (consult with Planning & Zoning staff to determine what features are required):

A.) Dimensions of the property involved. B.) Location and dimensions of existing and/or proposed structures with the type of usage designated. C.) Requested variance in relation to existing structures and surrounding parcels and uses. D.) Access road or easement. E.) Setbacks. F.) Right-of-way. G.) Proposed or existing water, sewer, and drainage facilities. H.) Buffers. I.) Off-street parking. J.) Wetlands. K.) Floodplain. L.) Loading areas, parking, signage, and outdoor lighting.

Appendix C – Zoning Ordinance, Article VII. – Planning Board, Section 7.1.

Organization 7.1.6 Conditional uses. It shall be the responsibility of the planning board to review and recommend to county commission on all requests for interpretation of conditional use. The initial application for a conditional use shall be made to the zoning administrator who shall determine whether the use is allowed as a conditional use in the particular zone. If such use is allowed, then the zoning administrator shall submit the application to the planning board. After review by the planning board, recommendations shall be presented to the county commission as to additional restraints, restrictions, qualifications, or limiting factors that are felt to be desirable. The county commission shall review all recommendations and approve or disapprove the conditional use upon review by the planning board. Considerations for determining additional requirements for conditional use: (a) Approval of a conditional use shall not adversely affect the economic values or the physical appearance of the neighborhood or areas surrounding the site or lot in question. (b) The physical and environmental effects of allowing the conditional use shall be considered. (c) Buffer zones, where necessary to shield any adverse factors, shall be considered. (d) Additional space for parking, landscaping, building, loading zones, and setback shall be considered if necessary to protect adjacent structures or lots from any adverse impact.

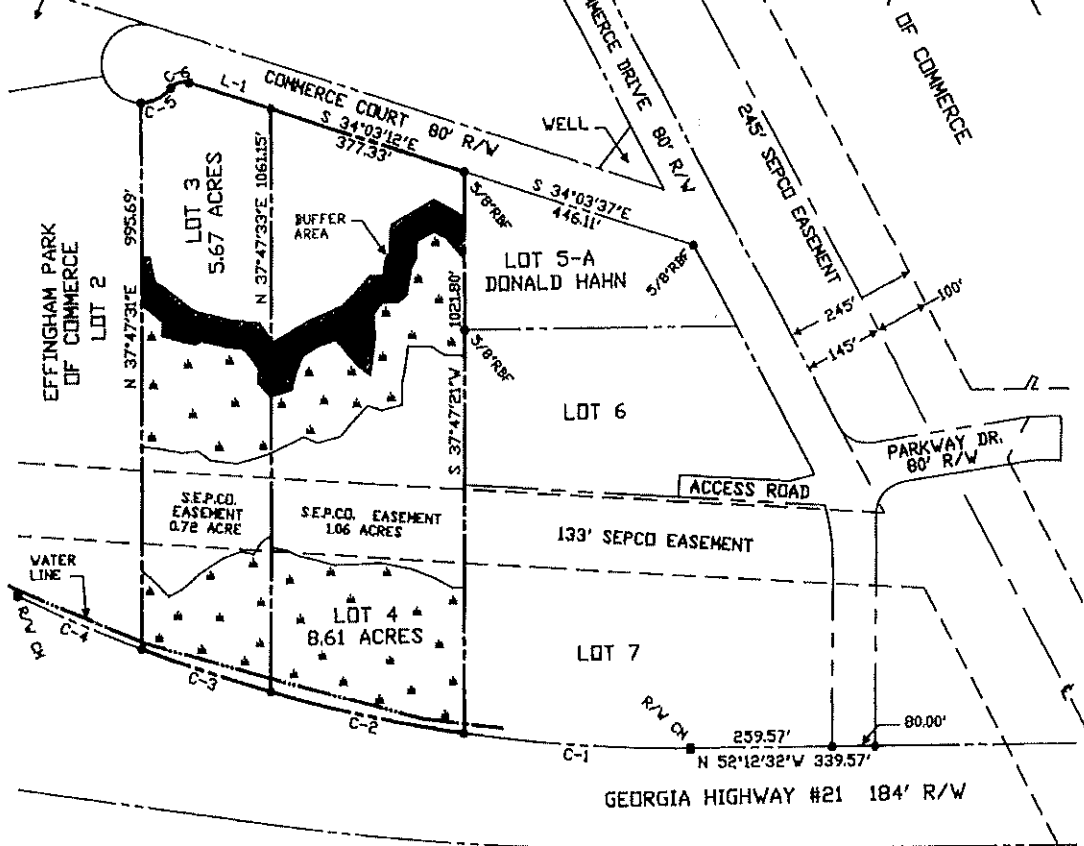
Signature*

✔ 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'	247.98'	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'

ALL COAST PROPERTIES
LOT 1

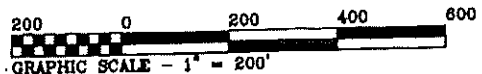


- NOTE:
- 1) ALL CORNERS DENOTED AS 'o' ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
 - 2) LOT 4 TOTAL UPLANDS = 2.68 ACRES.
LOT 4 NON-BUFFER UPLANDS = 1.95 ACRES.
 - 3) LOT 3 TOTAL UPLANDS = 2.46 ACRES.
LOT 3 NON-BUFFER UPLANDS = 2.09 ACRES.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

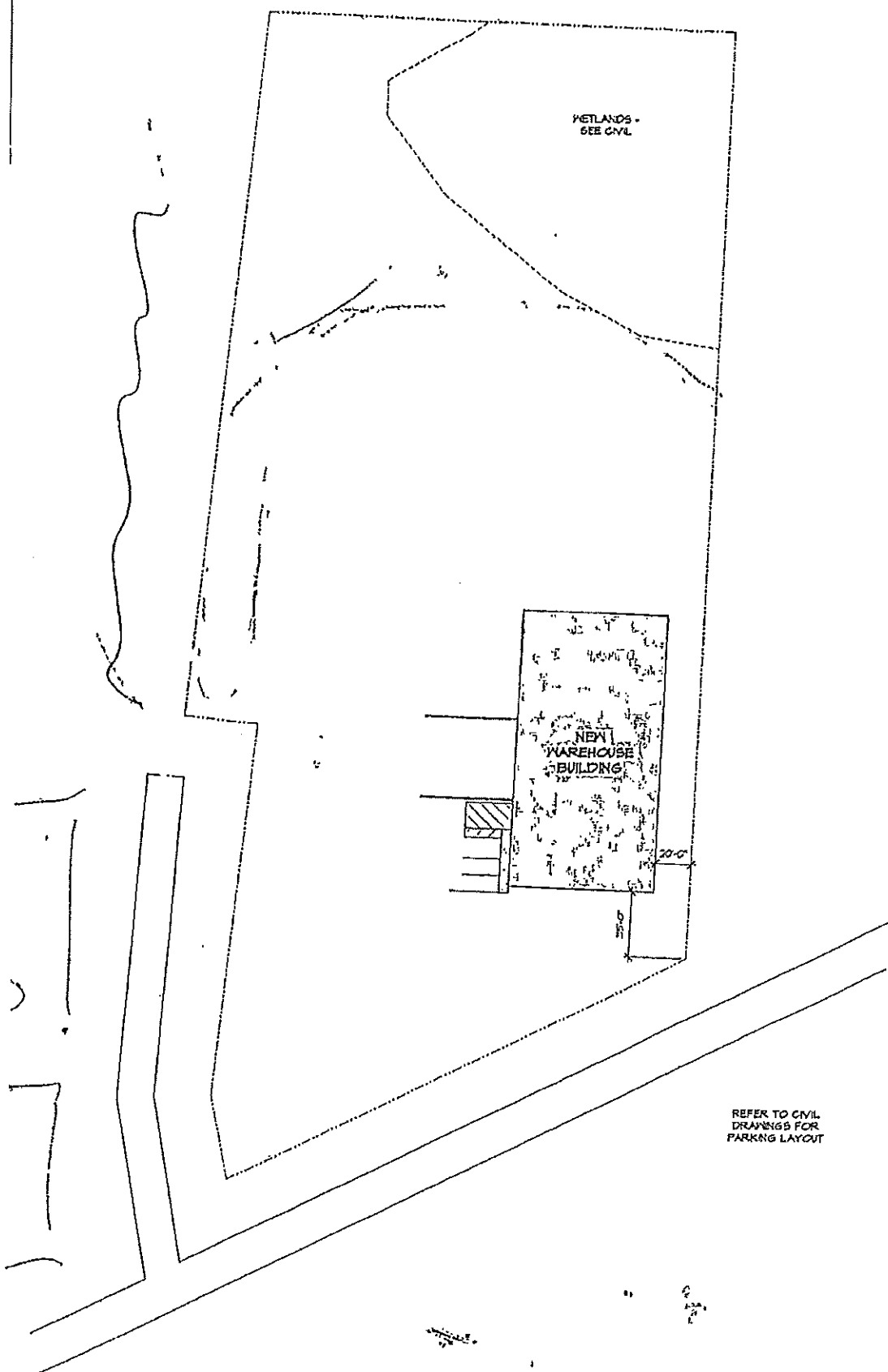
David C. ...
ZONING ADMINISTRATOR DATE

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. 4724VW.3-4
 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	NO	DATE	NO	REVISION	BY
DESIGNED BY	GHJ	08/15/16	C	ISSUE FOR PRICING	GHJ
DRAWN BY	TR	11/03/16	B	ISSUED FOR REVIEW	GHJ
CHECKED BY	GHJ	05/19/17	O	ISSUED FOR PERMIT	GHJ
DATE	05/19/201	01/22/18	1	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.

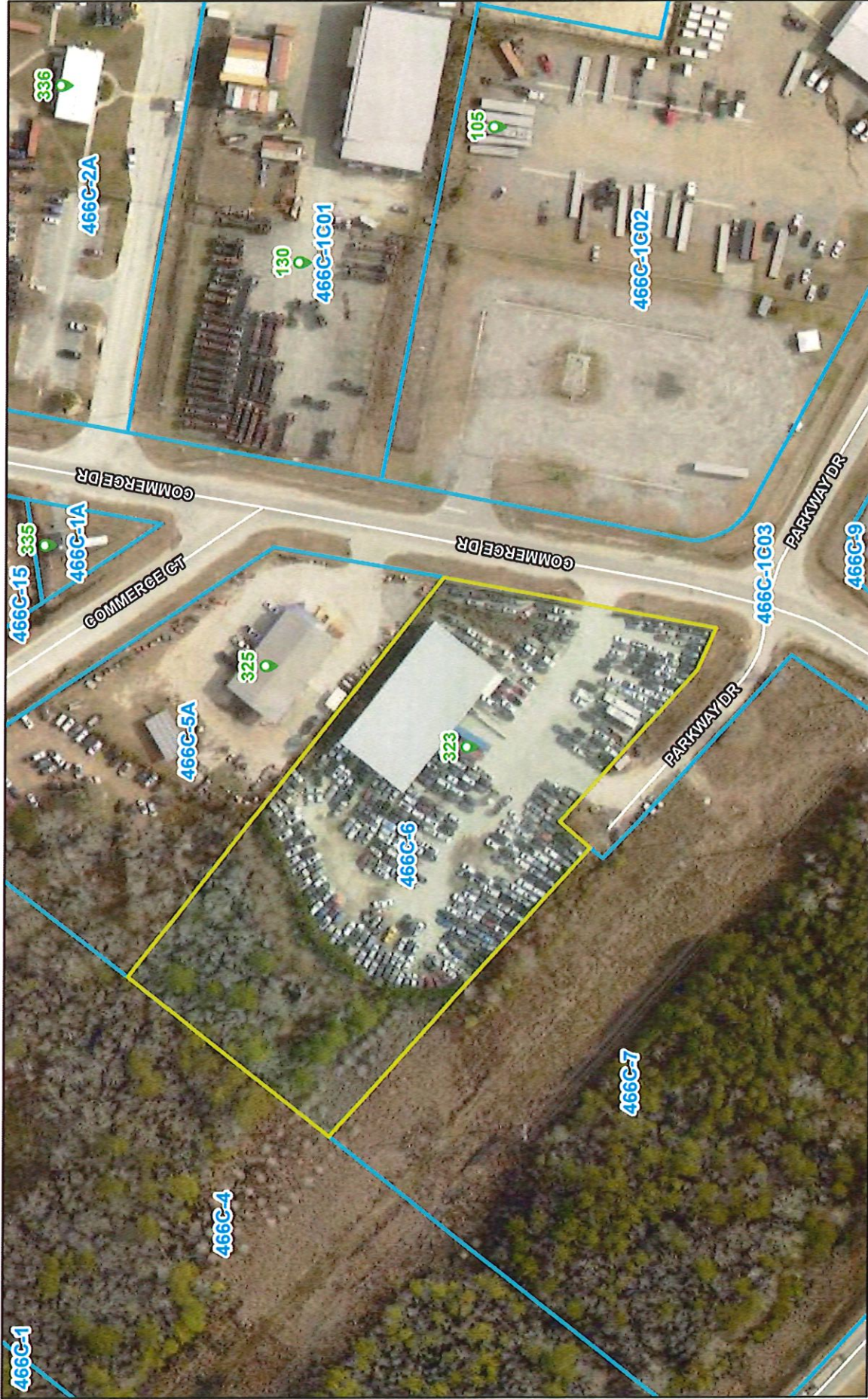
A-1

SHEET 4 OF 16

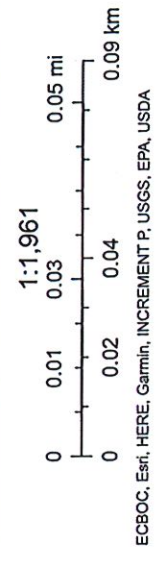
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RELEASED FOR CONSTRUCTION

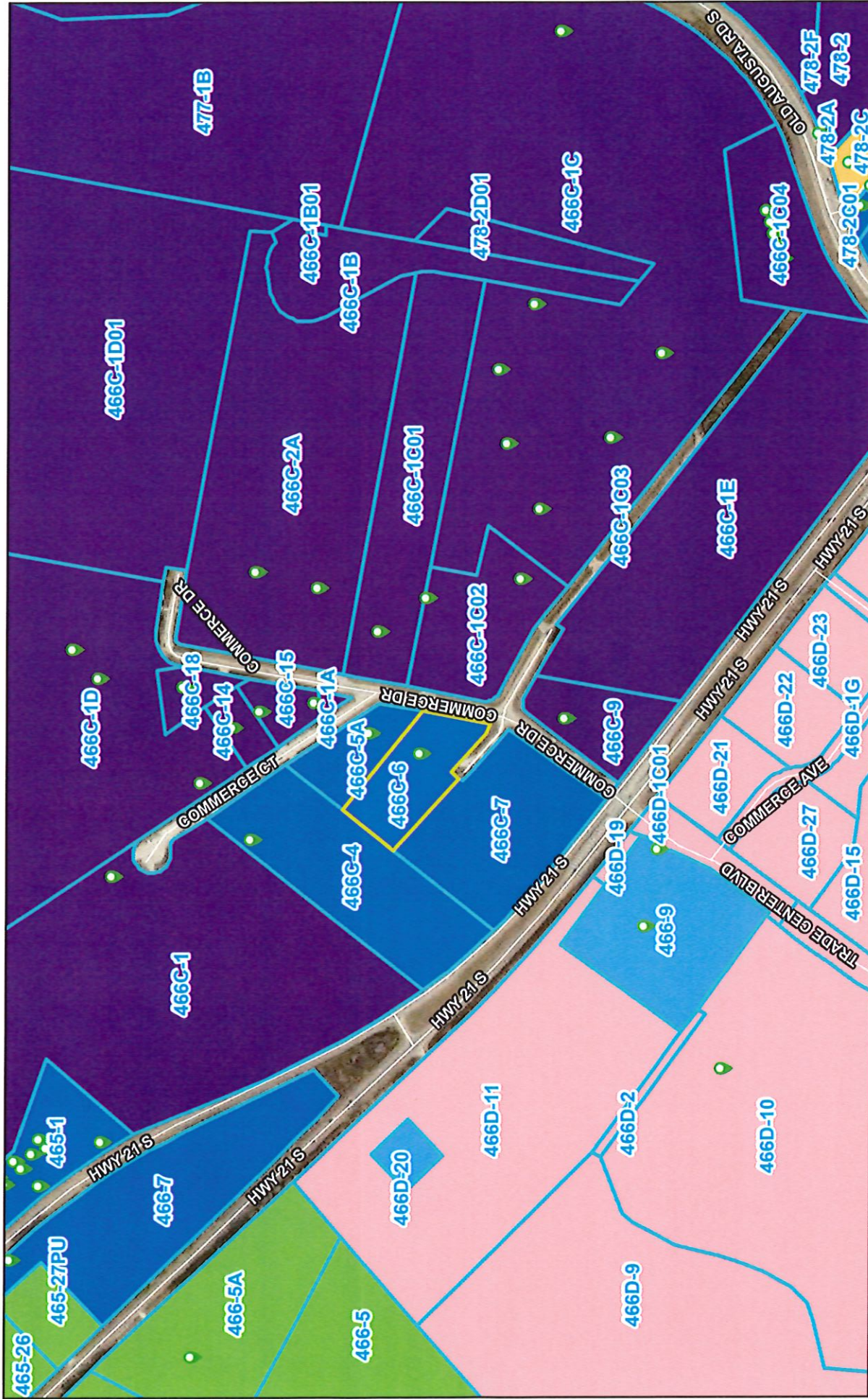
466C-6



4/27/2026



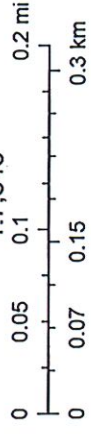
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4/27/2026

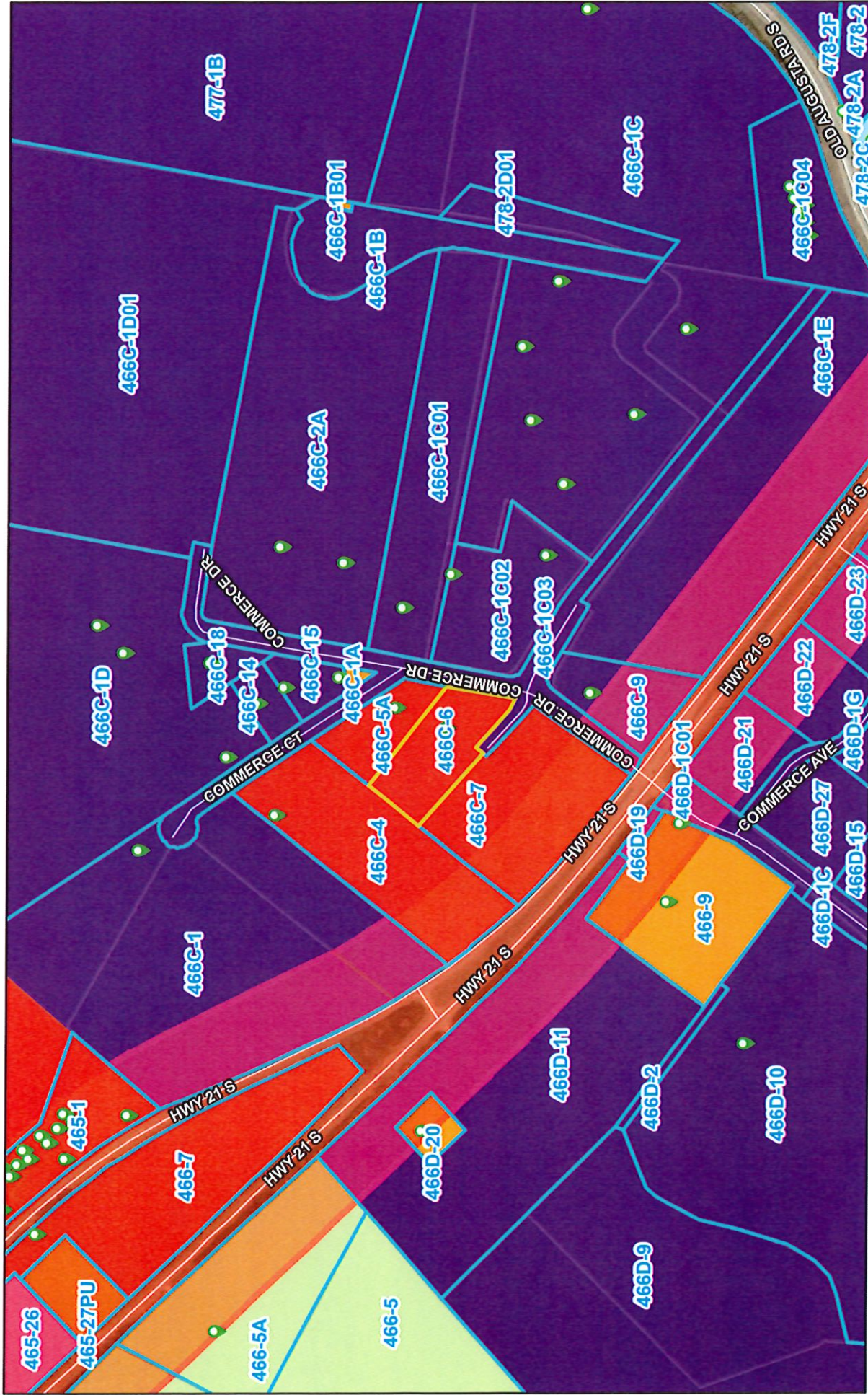
● Addresses
 Parcels
— Roads
■ AR-1
■ R-3
■ B-2
■ B-3
■ PD
■ I-1
■ Citations

1:7,843



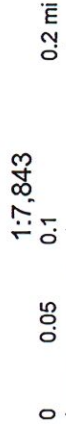
ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METU, NASA, EPA, USDA

466C-6



4/27/2026

- Addresses
- Parcels
- Commercial Corridor Overlay
- Industrial
- Commercial
- Assembly Area
- Transitional
- Agricultural-Residential
- Utility
- Citations







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

466C-6

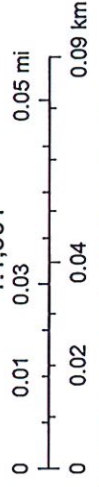


4/27/2026

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

- Wetlands 
- Freshwater Emergent Wetland 
- Citations 

1:1,961



ECSOC, Estri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA