



Record No: RZN-26-8

Rezoning Application

Status: Active

Submitted On: 2/26/2026


Primary Location


323 Commerce Drive
Rincon, GA 31326

Owner

RIPPOLINGER LLC
323 COMMERCE DR 35
Foxpath Lane RINCON, GA
31326

Applicant

 Dietmar Lutte

 323 Commerce Drive
Rincon, GA 31326

Staff Review

Planning Board Meeting Date* 


04/14/2026

Board of Commissioner Meeting Date* 

05/05/2026

Notification Letter Description * 

To allow heavy industrial uses in HI.

Map #* 

466C

Parcel #* 

6

Staff Description 

Georgia Militia District 

—

Commissioner District* 

5th

Public Notification Letters Mailed 


03/23/2026

Board of Commissioner Ads 



04/15/2026

Planning Board Ads 

03/25/2026

Request Approved or Denied 

—

Plat Filing required*  

No

Applicant Information

Who is applying for the rezoning request?*

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 & Zip Code*

GA 31326

Rezoning Information

How many parcels are you rezoning?*

1

Present Zoning of Property*

B-3 (Highway Commercial)

Proposed Zoning of Property*

HI (Heavy Industrial)

Map & Parcel *

0466c006

Road Name*

323 Commerce Drive

Proposed Road Access* 

323 Commerce Drive

Total Acres *

4.84

Acres to be Rezoned*

4.84

Lot Characteristics *

fenced privately owner and operated.

Water Connection *

Public Water System

Name of Supplier*

Coastal Water & Sewage

Sewer Connection*

Public Sewer System

Name of Supplier*

Coastal Water & Sewage

Justification for Rezoning Amendment *

to align our existing operation with Effingham County zoning description

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

North*

n/a

South*

n/a

East*

West*

n/a

n/a

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

Commercial Receiving/storage/loading and export handling of vehicles

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

yes

Describe the use that you propose to make of the land after rezoning.*

same use as before, no changes.

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

n/a


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

no impact to adjacent property

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 impact to existing infrastructure

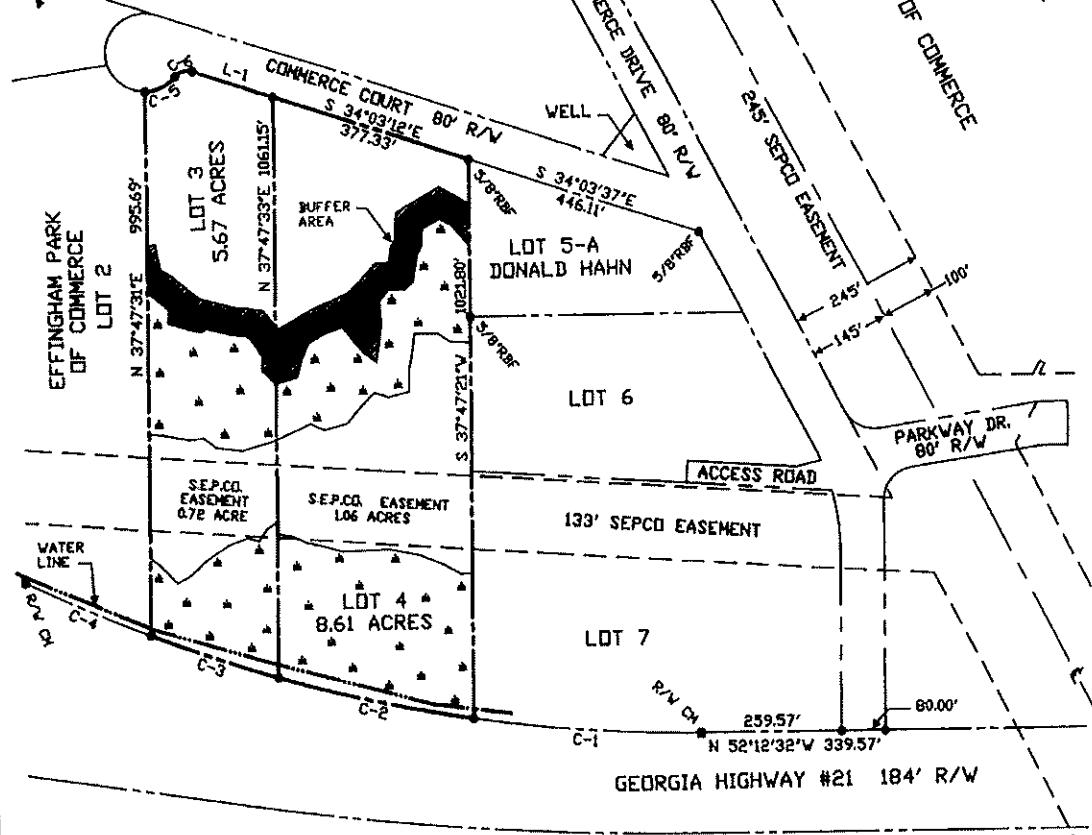
Digital Signature*

 Dietmar Lutte
Feb 25, 2026

Curve	Radius	Length	Chord	Chord Bear.
C-1	2814.79'	421.03'	420.64'	N 47°55'31" V
C-2	2814.79'	367.30'	367.04'	N 39°54'11" V
C-3	2814.79'	247.98'	247.90'	N 33°38'34" V
C-4	2814.80'	248.47'	248.39'	N 28°35'06" V
C-5	72.01'	62.80'	60.83'	S 77°10'24" E
C-6	30.00'	35.67'	33.61'	S 69°08'22" E

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

ALL COAST PROPERTIES LOT 1

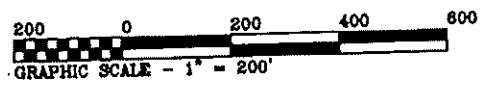
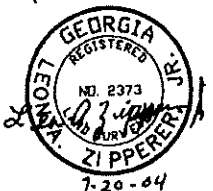


- NOTE:
- 1) ALL CORNERS DENOTED AS '•' ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
 - 2) LOT 4 TOTAL UPLANDS = 2.68 ACRES.
LOT 4 NON-BUFFER UPLANDS = 1.95 ACRES.
 - 3) LOT 3 TOTAL UPLANDS = 2.46 ACRES.
LOT 3 NON-BUFFER UPLANDS = 2.09 ACRES.

APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING ADMINISTRATOR.

David C. ...
ZONING ADMINISTRATOR DATE 7-20-04

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



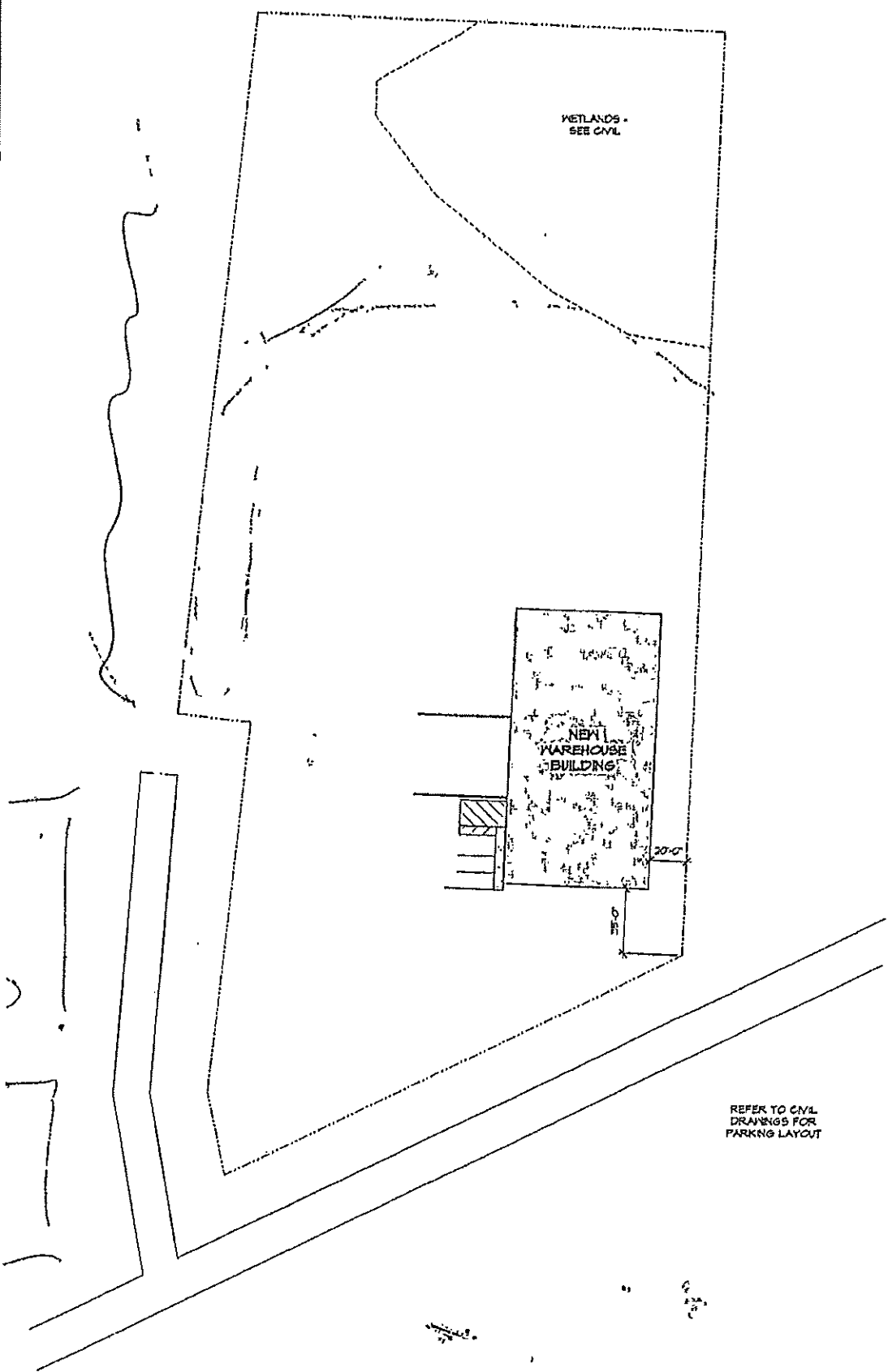
PLAT OF

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. 4724WVL3-4

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



REFER TO CIVL DRAWINGS FOR PARKING LAYOUT

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



ARCHITECTURAL SITE PLAN

PROJECT	NO	DATE	REVISION	BY
DESIGNED BY	GHJ	08/15/16	C ISSUE FOR PRICING	GHJ
DRAWN BY	JR	11/09/16	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 10

RELEASED FOR CONSTRUCTION

mission.

466C-6



3/9/2026

World_Boundaries_and_Places Parcels

Addresses

Roads

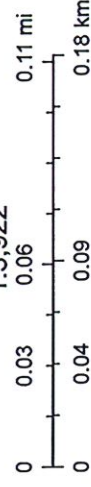
Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1:3,922



Esri, HERE, Garmin, IPC, ECB, Vantor

466C-6



3/9/2026

World_Boundaries_and_Places

Roads

Parcels

Zoning

- B-3
- I-1
- PD
- B-2
- AR-1
- R-3
- B-1

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

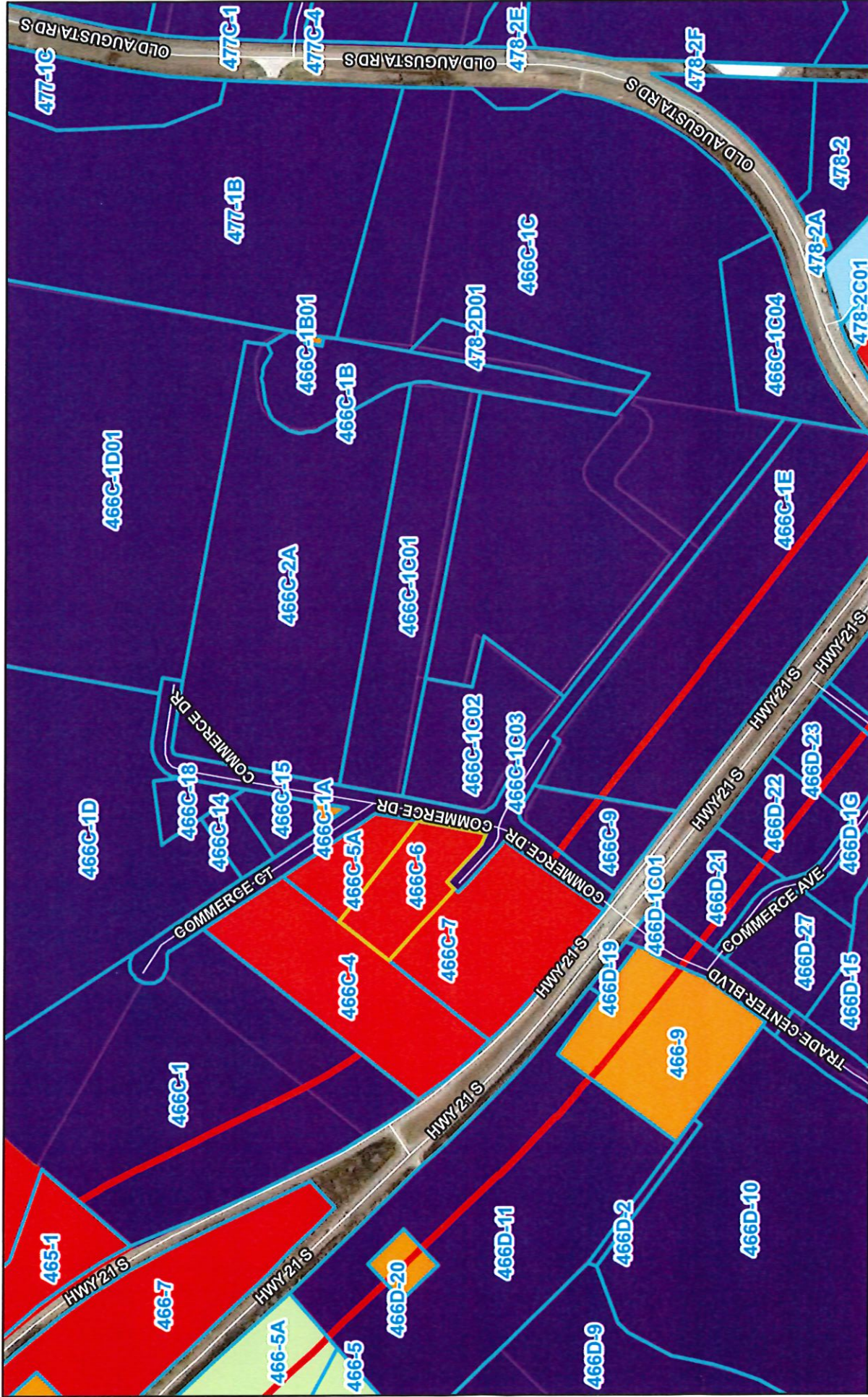
Esri, HERE, Garmin, IPC, ECB, Vantor

Scale: 1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

466C-6



3/9/2026

World_Boundaries_and_Places

- Parcels

Roads

- World_Boundaries_and_Places

Character Areas

- Commercial
- Industrial
- Transitional
- Utility

Commercial Corridor Overlay

- Commercial Corridor Overlay

FLUM Areas

- FLUM Areas

Agricultural-Residential

- Agricultural-Residential

Imagery

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery

Citations

- Esri, HERE, Garmin, IPC, ECB, Vantor

Scale

1:7,843

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

466C-6



3/9/2026

- World_Boundaries_and_Places
- Addresses
- Roads
- Parcels

- FEMA Flood Zone
- X, AREA OF MINIMAL FLOOD HAZARD
- Wetlands
- Freshwater Emergent Wetland

- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1:1,961

0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Esri, HERE, Garmin, IPC, ECBOC, Microsoft, Vantor

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, **Dietmar Lutte (Map # 466C Parcel # 6)** from **B-3 to HI** 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~~ Business 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?

Blocks road as people enter park

"Cars are stacked higher than fences"

Same complaints from public as item #3

CANT MEET PAPER REQUIREMENTS size of property

LS.

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, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI 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?

J.P. 10

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, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI 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?

The 150' buffers on both sides would eliminate the property. Need a variance for it to even work.
Tearing up the new roads.

Per 3.16.2 Junkyards - cannot cause general nuisance which is happening.
owner says they load & unload inside yard. only 9 no cuttings of vehicles.
HHS not had a license for 8 yrs

Need to stop these businesses in this county

mk.

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 X

Of the rezoning request, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI zoning.**

- No ? 1. Is this proposal inconsistent with the county's master plan?
- No ? 2. Could the proposed zoning allow use that overload either existing or proposed public facilities such as street, utilities or schools?
- 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?
- 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?
- No ? 7. Are nearby residents opposed to the proposed zoning change?
- No ? 8. Do other conditions affect the property so as to support a decision against the proposal?

T.S.

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, **Dietmar Lutte (Map # 466C Parcel # 6) from B-3 to HI zoning.**

Buffers for HI will not work for this property

- 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?

[Signature]
Planning Board Meeting – April 14, 2026

W.B.