

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

ZONING MAP AMENDMENT ORDINANCE

Rezoning Application: RZN-26-8
Applicant: Dietmar Lutte
Parcel ID: 466C-6
Commission District: District 5
Acreage: 4.84 ± Acres
Location: 323 Commerce Drive

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF EFFINGHAM COUNTY, GEORGIA

BE IT ORDAINED by the **Board of Commissioners of Effingham County, Georgia (hereinafter referred to as the “Board of Commissioners”)**, in regular meeting assembled and pursuant to the authority granted by the laws of the State of Georgia and the Effingham County Zoning Ordinance, that the Official Zoning Map of Effingham County be amended as follows:

Application

An application was submitted by Dietmar Lutte requesting the rezoning of approximately 4.84 ± acres, identified as Tax Parcel 466C-6, located at 323 Commerce Drive in Commission District 5, from B-3 (Major Commercial) to HI (Heavy Industrial) to align the zoning classification with an existing vehicle storage, staging, and export operation..

Public Hearings and Notice

Notice of the required public hearings was published in the **Effingham County Herald**, the official legal organ of Effingham County, in accordance with the **Georgia Zoning Procedures Law (O.C.G.A. §36-66-1 et seq.)**.

A public hearing was conducted on **April 14, 2026**, before the **Effingham County Planning Board (hereinafter referred to as “Planning Board”)**, with notice published in the Effingham County Herald on **March 25, 2026**.

A public hearing was conducted on **May 19, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 15, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this zoning map amendment:

1. The applicant requested the rezoning of approximately 4.84 ± acres identified as Tax Parcel 466C-6, located in Commission District 5.
2. Notice of the required public hearings was provided in accordance with the **Georgia Zoning Procedures Law**.
3. Public hearings were conducted before both the **Planning Board** and the **Board of Commissioners**.
4. The Board of Commissioners reviewed the application, staff report, Planning Board recommendation, and all information presented during the public hearings.
5. The existing operation includes activities that exceed the uses permitted within the B-3 zoning district and are more consistent with heavy industrial uses under the Effingham County Zoning Ordinance.
6. The surrounding area is characterized by industrial and logistics-oriented development, including warehousing, outdoor storage, and distribution facilities, reflecting an established industrial corridor along Highway 21.

7. The Future Land Use Map designates the property as Commercial within the Commercial Corridor Overlay, and the requested HI zoning represents a higher intensity classification than typically envisioned under this designation.
8. Based upon the evidence presented, the Board of Commissioners finds that the requested zoning map amendment is consistent with the procedures governing zoning decisions within Effingham County.

Zoning Map Amendment

The Board of Commissioners hereby approves the rezoning of 4.84 ± acres, Tax Parcel 466C-6, from B-3 (Major Commercial) to HI (Heavy Industrial), thereby amending the Official Zoning Map of Effingham County, Georgia, based on the following conditions:

Conditions of Approval

This zoning map amendment is approved subject to the following conditions:

1. All loading, unloading, and operational activities shall occur on-site. No vehicles, equipment, or materials shall be staged, loaded, or unloaded within public roadways, rights-of-way, or on adjacent properties.
2. A Conditional Use Permit (CUP) shall be required for the operation of the facility.
3. Required buffers shall be installed per ordinance unless modified through an approved variance.
4. All outdoor storage areas shall be fully enclosed with security fencing.
5. No vehicle dismantling, salvage processing, or hazardous material handling shall occur unless separately approved.
6. Hours of operation shall be limited to Monday–Friday, 8:00 AM to 5:00 PM. All operations shall comply with applicable environmental regulations.

Repealer

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Effective Date

This ordinance shall become effective immediately upon adoption by the Board of Commissioners.

ADOPTED this _____ day of _____, 20____

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK