

**BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA**

DECISION AND ORDER FOR CONDITIONAL USE

Conditional Use Application: CU-26-19

Applicant: Dietmar Lutte

Owner: Dietmar Lutte as agent for Rippolinger LLC

Parcel ID: 466C-6

Commission District: District 5

Acreage: 4.84 ± Acres

Location: 323 Commerce Drive

**APPROVAL OF A CONDITIONAL USE PURSUANT TO THE EFFINGHAM COUNTY ZONING
ORDINANCE**

BE IT ORDERED 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 following decision is hereby rendered:

Application

An application was submitted by Dietmar Lutte requesting approval of a Conditional Use to allow for import and export of wrecked vehicles within the HI zoning district on a ±4.84-acre parcel identified as Tax Parcel 466C-6, located at 323 Commerce Drive in Commission District 5.

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 May 19, 2026**, before the Board of Commissioners, with notice published in the Effingham County Herald on **April 29, 2026**.

Findings of Fact

The Board of Commissioners makes the following findings regarding this conditional use request:

1. The applicant requested approval of the Conditional Use to allow for import and export of wrecked vehicles within the HI zoning district on a ±4.84 -acre parcel identified as Tax Parcel 466C-6, located in Commission District 5.
2. The subject property is zoned **HI (Heavy Industrial)** , and pursuant to Section 4.1A of the Effingham County Code of Ordinances, uses including wrecked vehicle import/export require Conditional Use approval within this zoning district.
3. Notice of the required public hearing was provided in accordance with the Georgia Zoning Procedures Law.
4. A public hearing was conducted before the Board of Commissioners.
5. The Board of Commissioners reviewed the application, staff report, and all information presented during the public hearing.
6. The Board of Commissioners finds that the proposed Conditional Use is compatible with the surrounding area is predominantly industrial, consisting of warehouses, distribution, and logistics-related uses, with a mix of commercial operations. The proposed zoning classification is consistent with this established development pattern.

Conditional Use Approval

7. The Board of Commissioners hereby approves the Conditional Use to allow for import and export of wrecked vehicles within the HI zoning district uses the subject property (Tax Parcel 466C-6), located in Commission District 5.

Conditions of Approval

This Conditional Use is approved subject to the following stipulations:

1. **An Effingham County Occupational Tax Certificate (business license) shall be obtained** and kept in good standing.

Effective Date

This ordinance shall become effective upon the date of adoption below.

SO ORDERED AND ADJUDGED this _____ day of _____, 2026

BOARD OF COMMISSIONERS
EFFINGHAM COUNTY, GEORGIA

BY: _____
DAMON RAHN, CHAIRMAN

Date of First Reading: _____

Date of Second Reading: _____

ATTEST:

STEPHANIE JOHNSON
COUNTY CLERK