



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* ④

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

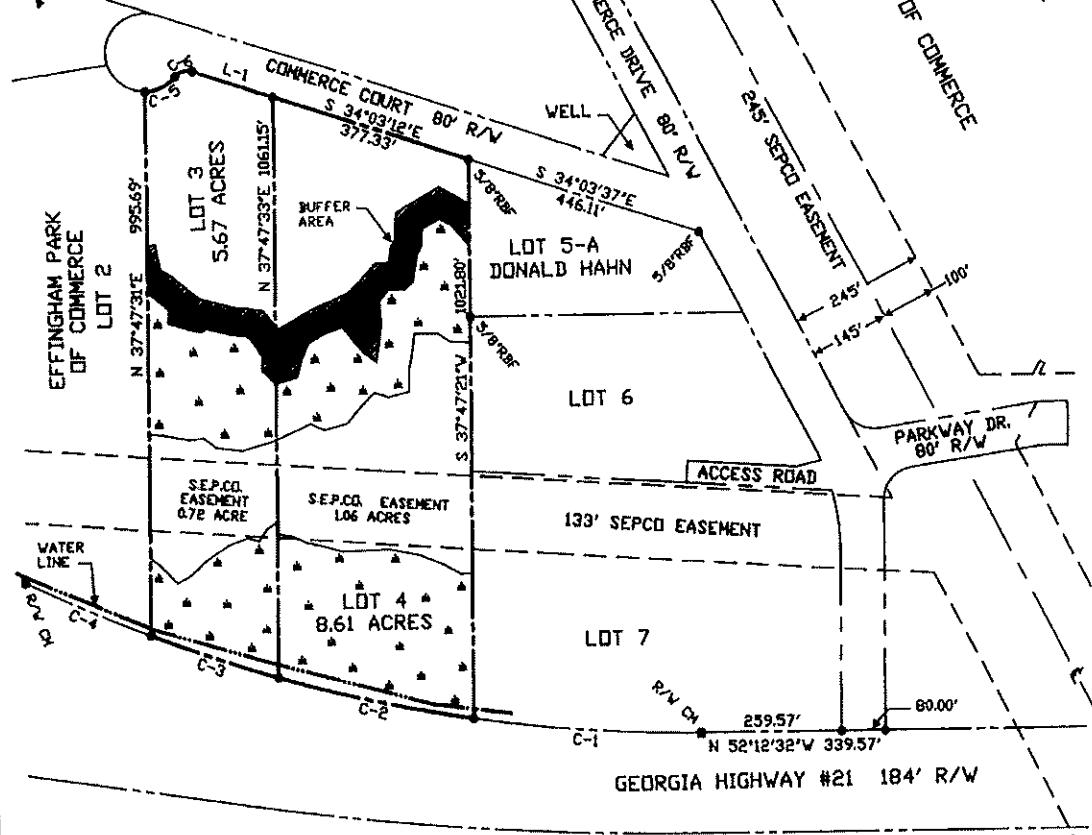
Digital Signature*

 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 68°08'22" E

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

ALL COAST PROPERTIES LOT 1

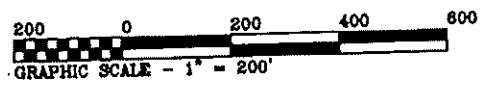
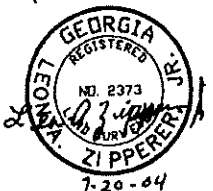


- NOTE:
- 1) ALL CORNERS DENOTED AS '•' ARE 5/8" REBARS UNLESS OTHERWISE NOTED.
 - 2) LOT 4 TOTAL UPLANDS = 2.68 ACRES.
LOT 4 NON-BUFFER UPLANDS = 1.95 ACRES.
 - 3) LOT 3 TOTAL UPLANDS = 2.46 ACRES.
LOT 3 NON-BUFFER UPLANDS = 2.09 ACRES.

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



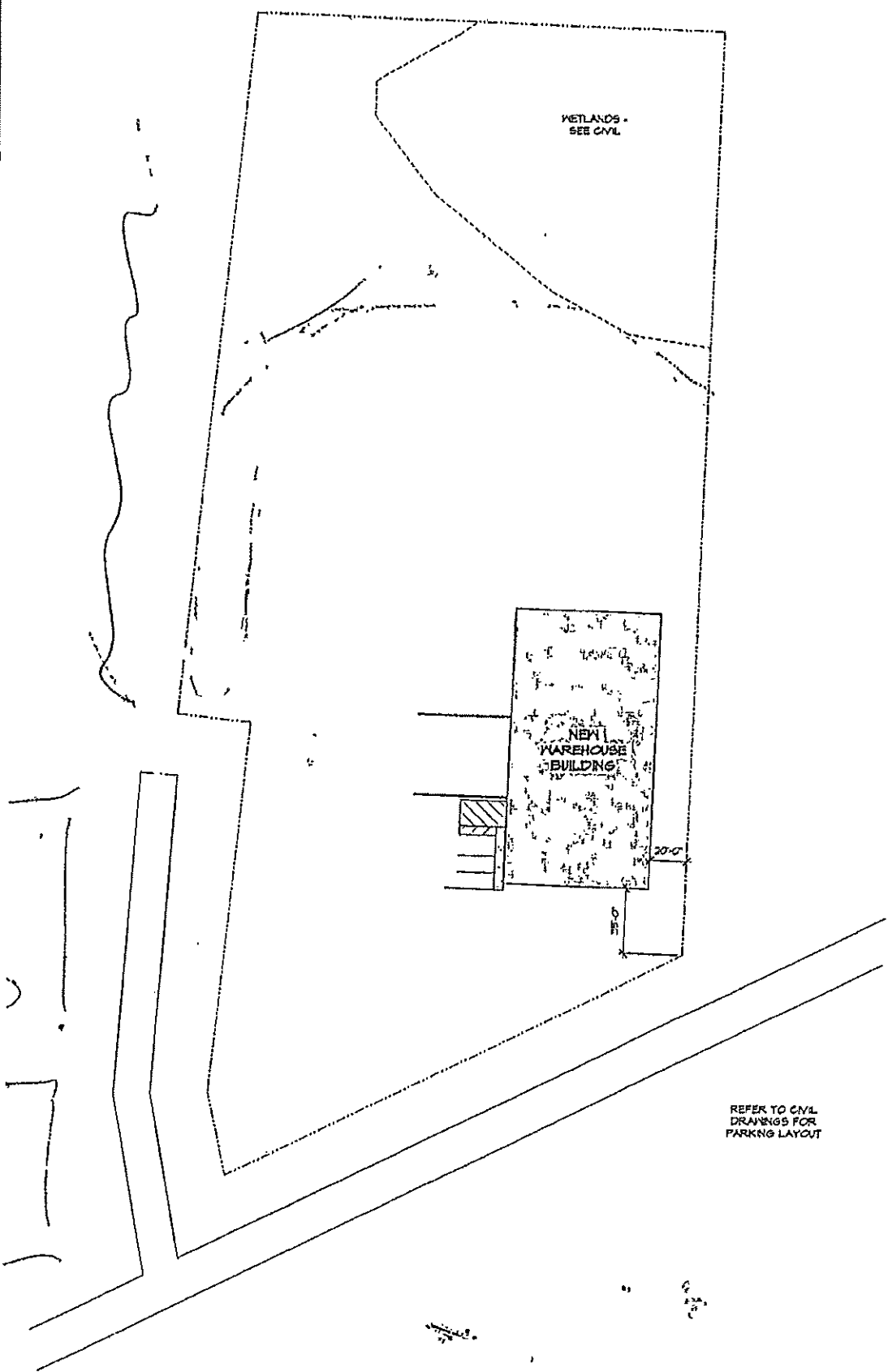
PLAT OF

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.

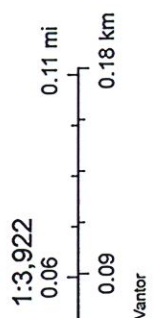
466C-6



3/9/2026

- World Boundaries_and_Places
- Parcels
- Addresses
- Roads

High Resolution 30cm Imagery
Citations



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

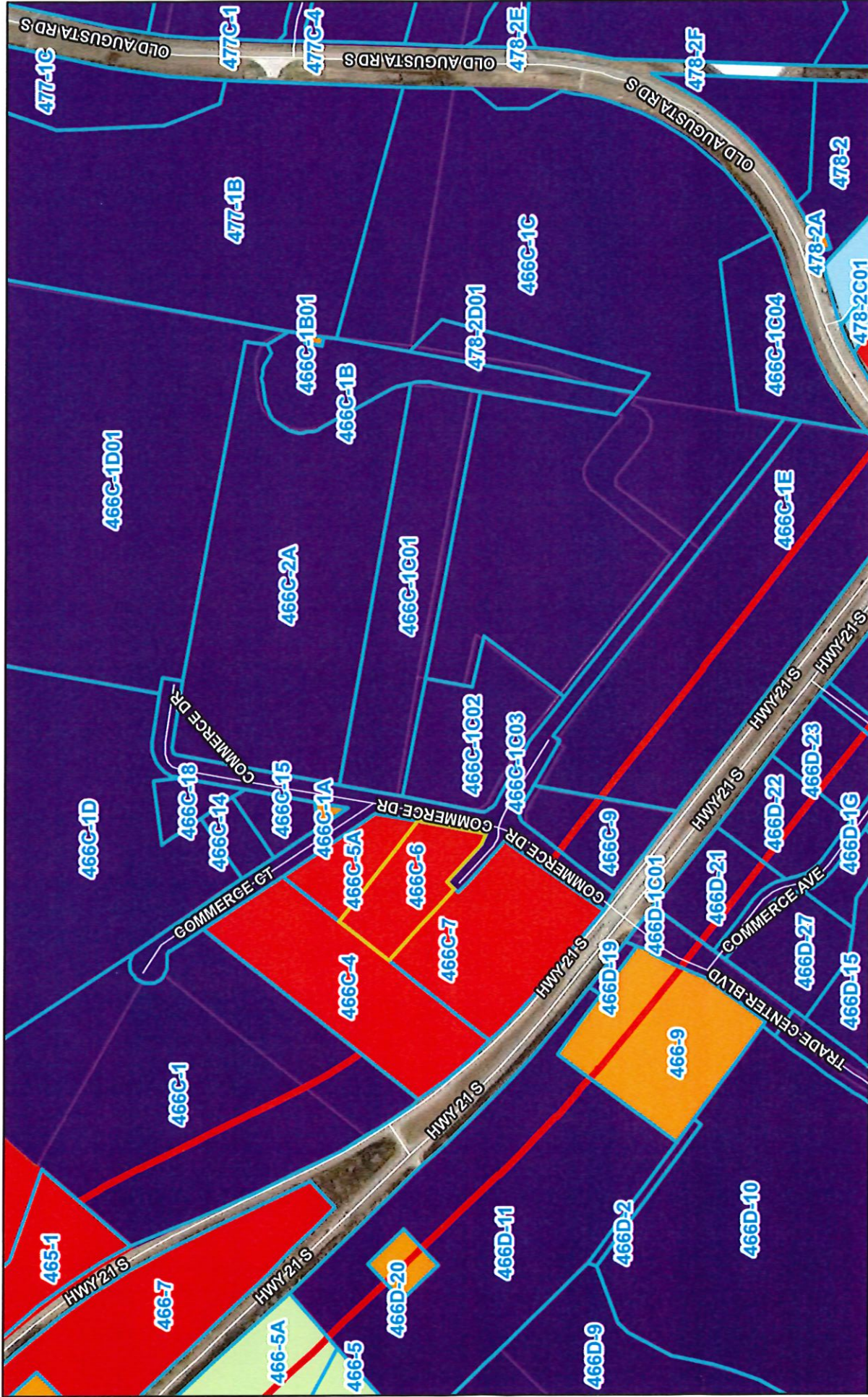
Esri, HERE, Garmin, IPC, ECB, Vantor

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

- Roads
- Parcels

Character Areas

- Commercial
- Industrial
- Transitional
- Utility
- Commercial Corridor Overlay
- FLUM Areas
- Agricultural-Residential

Imagery

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

Citations

Esri, HERE, Garmin, IPC, ECB, OC, 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



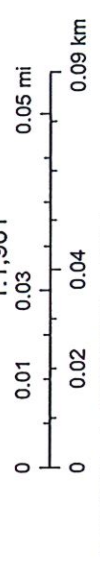
3/9/2026

- 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



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. 7/10

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 do cuttings of vehicles. HAS 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.**

- 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?

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.

FW: Zoning Application 323 Commerce Drive / Rippolinger LLC

From Jennifer Rose <jrose@effinghamcounty.org>
Date Wed 5/20/2026 1:14 PM
To Kimberly Barlett <KBarlett@EffinghamCounty.org>



Jennifer Rose

Planner I

PLANNING AND ZONING SERVICES

804 South Laurel Street | Springfield, GA 31329

o. 912-754-2128

<https://effinghamcountyga.portal.opengov.com/>

The Mission of the Effingham County Board of Commissioners is to provide, through integrity, accountability, and transparency, exceptional public service that promotes safety, health, and a high quality of life for its customers and constituents.

From: Dietmar Lutte [Carship-USA] <dietmar@carship-usa.com>
Sent: Wednesday, May 20, 2026 11:23 AM
To: Jennifer Rose <jrose@effinghamcounty.org>
Subject: Zoning Application 323 Commerce Drive / Rippolinger LLC

Dear Commissioners,

Thank you again for the meeting and for the opportunity to table the application in order to allow additional time for review and for us to provide further clarification and information regarding our operations.

We would like to respectfully provide additional context regarding operational traffic and surrounding businesses within the area:

- Neighbor at 142 Commerce Court accounts for approximately 80% of the operational volume in the immediate area and operates on an estimated 15-acre service footprint.
- Neighbor at 109 Commerce Court accounts for approximately 5% of the operational volume with an estimated 1-acre operational footprint.
- Our yard located at 323 Commerce Drive accounts for approximately 15% of the operational volume with an estimated 3-acre operational footprint.

Regarding the service road located outside our exit gate at 323 Commerce Drive:

During the May 19th meeting, it was mentioned that several early morning drive-by observations noted trucks parked outside the immediate area near our property. We have observed the same activity. However, based on the operational volume and traffic distribution within the area, we respectfully submit that the majority of these trucks are servicing neighboring operations and not specifically destined for 323 Commerce Drive.

The proximity of the service road to our property should not automatically be interpreted as our operational traffic.

We also wish to acknowledge and thank Effingham County for the significant infrastructure improvements made throughout the industrial area, including traffic pattern modifications, installation of protective barriers near Route 21, and roadway resurfacing improvements.

We did observe that the service road immediately outside 323 Commerce Drive appears to differ in surface condition and appearance from the upgraded public roadway sections, which may unintentionally create confusion regarding parking enforcement and roadway usage.

Additionally, we observed that another neighboring operation has signage instructing flatbed drivers to park on the street prior to entering their facility. Given the significantly larger operational footprint and traffic volume associated with that property, we respectfully believe this contributes substantially to the traffic and parking conditions discussed during the hearing.

In summary, we appreciate the Commission's time, efforts, and continued review of this matter. Our goal remains to operate responsibly, professionally, and in cooperation with the County while minimizing any impact on neighboring properties and surrounding infrastructure.

We respectfully request approval of our application during the June 2, 2026 meeting.

Sincerely,

Rippolinger LLC

Thanks/DL

Dietmar Lutte - **Savannah East Shipping, LLC**

https://us01.z.antigena.com//sU9OtcT3AddLHty6eE3lGVg9VDkc226aGTEepnl7oLM3rdQ1xeHD48M4QvqM2HTr47ACldCCP2WBNPBv1ynG37IkYMsYvTHy86idoIFQyAHpvdEtv~zYgSglvzFpg-Dnv7HG_XdfsMkAsgWAguzG9J9JMuxeX6isMC44JDfmsxF

323 Commerce Drive, Rincon GA 31326

Office: 912-295-5747

Mobile: 954-599-7779