

From: [Dietmar Lutte \[Carship-USA\]](#)
To: [Jennifer Rose](#)
Subject: Zoning Application 323 Commerce Drive / Rippolinger LLC
Date: Wednesday, May 20, 2026 11:23:33 AM

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**

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