



Staff Report

Subject: Site Plan (Second District)
Author: Kimberly Barlett, Senior Planner
Department: Development Services
Application: SITE-25-9
Meeting Date: February 17, 2026

Existing Zoning: PD

Map & Parcel: 466D-21

Parcel Size: 25.41 acres

Proposed Use: Commercial Development

Applicant: Jason Seaman
1111 Metropolitan Ave, Suite 500
Charlotte, SC 28204

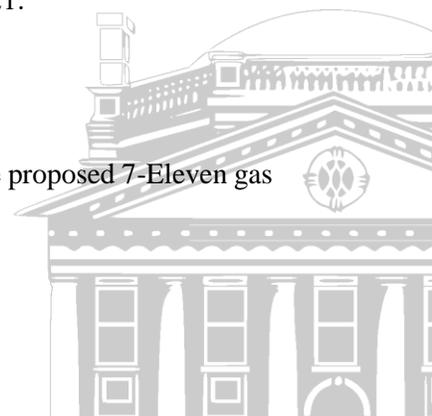
Owner(s): SFG CH MASTER DEVCO LLC
996 Old Augusta Road
Rincon, GA 31326

Location: GA Highway 21 & Trade Center Blvd., Rincon

Executive Summary/Background

The purpose of this site plan is to request approval for “Exley Tract Commercial Development”.

- ❖ The Board of Commissioners approved the rezoning for PD-MU on March 19, 2024.
- ❖ The proposed site plan pertains to is a commercial development project featuring a 7-Eleven gas station and convenience store, encompassing approximately 4,816 square feet. The site includes six auto fuel dispensers and five diesel fuel dispensers.
- ❖ The total acreage to be subdivided is 25.41 acres with 7 outparcels.
- ❖ Utility services will be provided as follows: Effingham County Water and Sewer.
- ❖ Buffers include:
 - 35’ front/ 10’ rear PDMU highway commercial setback along Ga Hwy 21.
 - 5’ Corridor Overlay Rear setback/ planting strip
 - 10’ PDMU Highway Commercial Buffer
 - 50’ Highway Commercial Landscaping Buffer along GA Hwy 21.
- ❖ A DRI (Developments of Regional Impact) has submitted and the CRC finds that the proposed 7-Eleven gas



station and convenience store is generally consistent with the adopted local comprehensive plan and located in an area anticipated for development under the Coastal Regional Plan

- ❖ An 8' landscaping buffer and a 10' multiuse trail will be constructed along Hwy 21.
- ❖ A recommended 160' left turn lane will be part of the gas station development on Trade Center Blvd. A 250' right turn lane on Hwy 21 has been approved by GDOT. A recommended 75' right turn lane on Trade Center Pkwy will be part of outparcel # 1-7 development.
- ❖ A Traffic Impact Analysis has been submitted to the county.

Conditions for Consideration:

Staff has reviewed the application, and the application is complete with the following conditions:

1. Site development must comply with the standards of Appendix F- Corridor Overlay District.
2. The applicant shall ensure that funding for the traffic signal construction remains readily available for a period of five (5) years following issuance of the final certificate of occupancy for the gas station and the two proposed commercial businesses.

Planning and Zoning Services

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