

## Staff Report

**Subject:** Site Plan (Second District)  
**Author:** Kimberly Barlett, Senior Planner  
**Department:** Development Services  
**Meeting Date:** December 2, 2025  
**Item Description:** **Holton Brinson as agent for A. Lee Grider** requests approval of a **Site Plan** for “Noel C Conaway Dollar General” Located on Nease Road, zoned **B-1. [Map# 375E Parcel# 5 & 6]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of a **Site Plan** for “Noel C Conaway Dollar General”

### Executive Summary/Background

- The request to approve a site plan is a requirement of Section 14-56 – Site Plan.  
*In addition to the requirements of the building codes adopted in the Official Code of Effingham County, Georgia, an applicant shall submit a Site Plan of the proposed development for non-residential properties located in B-1, B-2, B-3, PD-Manufacturing, PD-Commercial, Light-Industrial, and Heavy-Industrial zonings.*
- The proposed site plan pertains to the development of a Dollar General.
- The Board of Commissioners approved the rezoning to B-1, on July 16, 2025.
- The building is 10,640 sqft with a building height of 19’ 6”.
- There will be 40 parking spaces, including two handicap spaces.
- Utility services will be provided as follows: One-site septic system and well treatment plant. Level three soil report provided. A septic permit will be obtained.
- Retail space is 1.60 acres, once the parcels are combined.
- 30-foot vegetative buffer around the property and a 10-foot vegetated buffer on the public street.
- No wetlands and FEMA Flood Zone X.
- Site access is proposed from Nease Road, which is a county-maintained road.

### Alternatives for Commission to Consider:

Staff has reviewed the application is complete with the following stipulations .

- Development Services shall review and sign a recombination plat. Then, the plat shall be recorded.
- An encroachment permit must be reviewed & approved by the County Engineer.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Site Plan Application 2. Site Plan 3. Wetlands Permit  
4. Floodplain Letter