



SITE-25-20

Site Plan Submittal

Status: Active

Submitted On: 11/6/2025

Primary Location

1257 Noel C Conaway Road
Guyton, GA 31312

Owner

DESTINY BOUND
MANAGEMENT INC
SHEAROUSE RD 200
GUYTON, GA 31312

Applicant

 Holton Brinson
 706-833-1324
 holton@jordantrotter.com
 3510 Wheeler Road
Augusta, GA 30909

Internal Documents



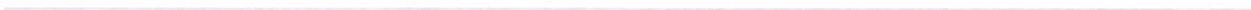
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Applicant Information

Holton Brinson

706-833-1324

holton@jordantrotter.com

3510 Wheeler Road

Augusta

Georgia

30909

No

Project Information

Noel C Conway Dollar General

375E-5 & 375E-6

375E-5 & 375E-6

1.6

1

B1

Effingham County

Other

Property to be on septic

No

The undersigned (applicant)(owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

✓ Holton Brinson
Nov 3, 2025

✓ A. Lee Grider, Jr.
Nov 3, 2025

Owner Information

A. Lee Grider

912-414-4596

200 Shearhouse Road

Guyton

Georgia

31312

Engineer Information

Civil Design Solutions

Lawton Harbeson

(706) 465-0900

371 Main Street

Warrenton

Georgia

30828

Surveyor Information

William R. Gore Professional Land
Surveyors, Inc

706-738-8771

1804 Central Avenue

Augusta

Georgia

30904

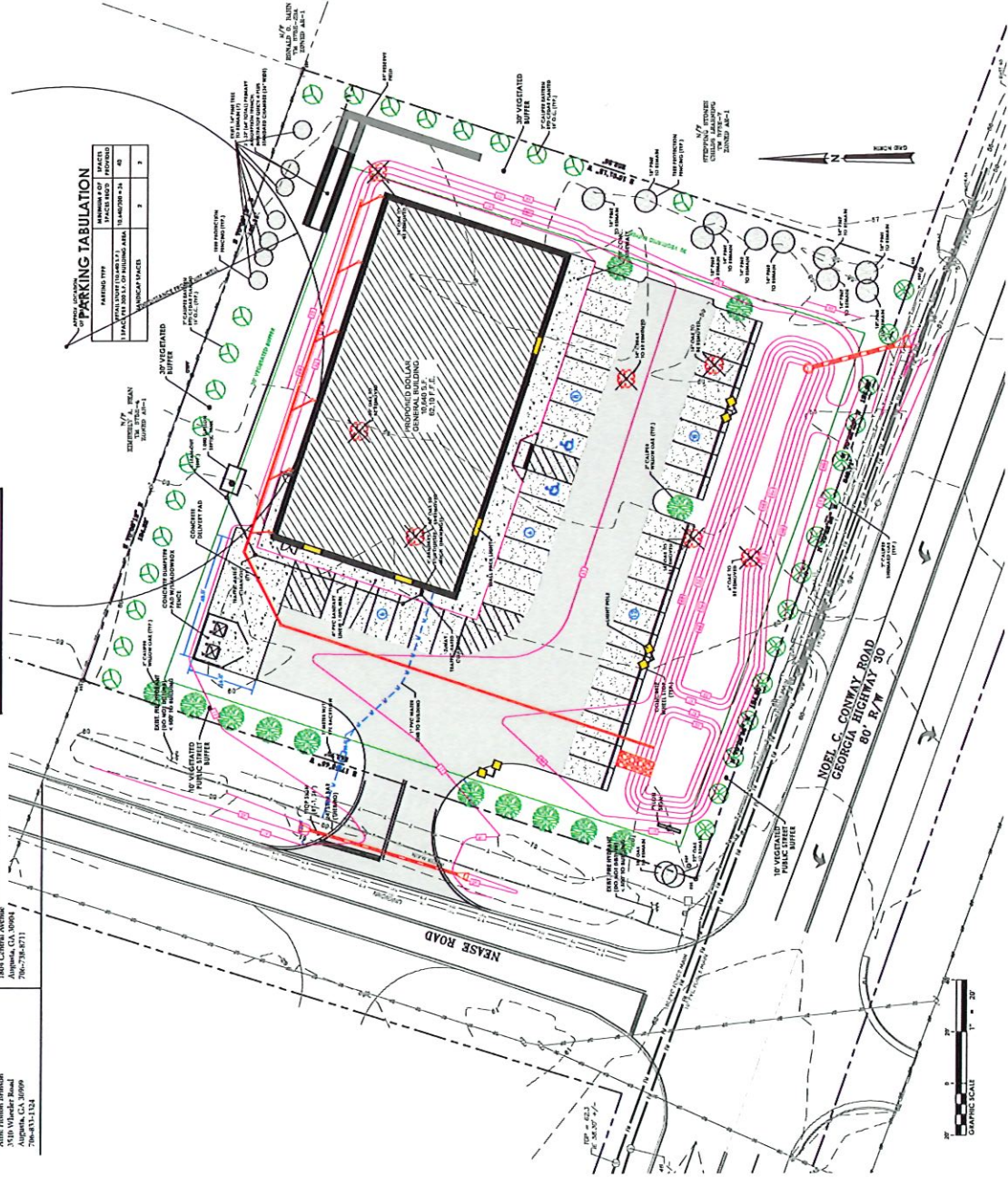
Dollar General - Noel C. Conway and Nease Road

Current Use:	Nease mobile home
Proposed Use:	Dollar General Retail Store (10,640 sq ft)
Current Owner:	Nease Mobile Home
Proposed Owner/Developer/Applicant:	Thomson General, LLC 10000 Highway 100 Alpharetta, GA 30009 770-461-4900
Engineer:	William R. Gore Professional Land Surveyors, Inc. 1800 Georgia Highway 100 Alpharetta, GA 30009 770-461-4900
Surveyor:	William R. Gore Professional Land Surveyors, Inc. 1800 Georgia Highway 100 Alpharetta, GA 30009 770-461-4900

PROTOTYPE:	DG PLUS "C"
BLDG/SALES SF:	10,640/8,513
ACREAGE:	+/- 1.60 ACRES
PARKING SPACES:	40

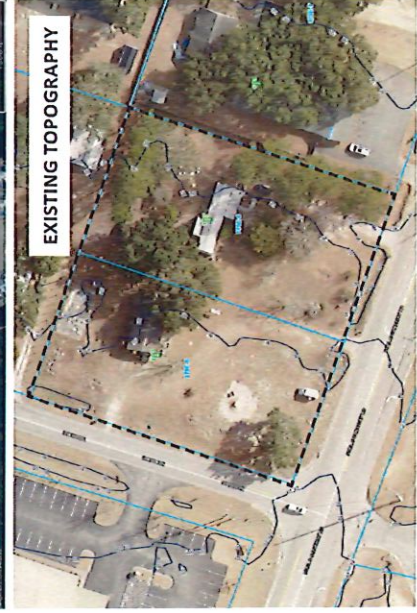
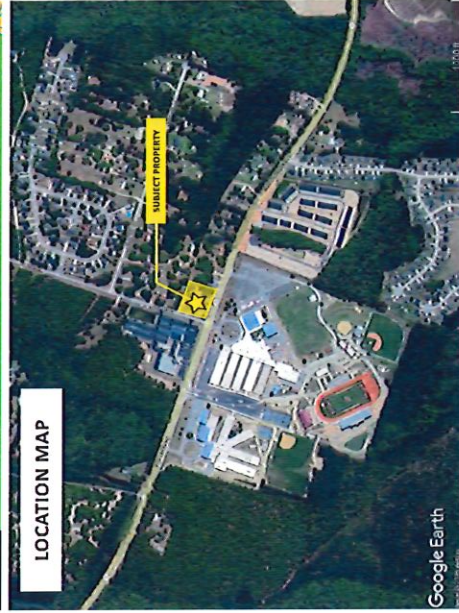
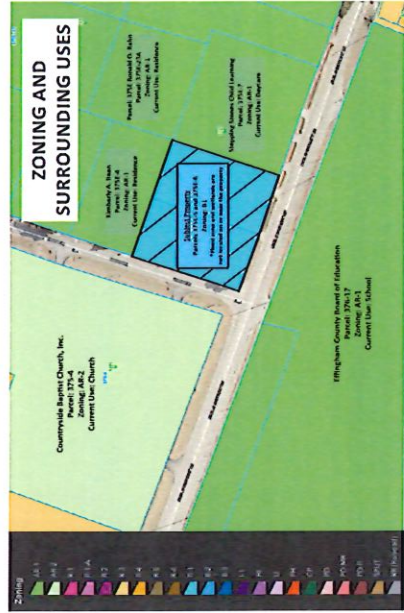
Zoning Information:
 B-1
 Current Zoning Classification:
 Nease mobile home
 Proposed Use:
 Dollar General Retail Store
 Allowed Building Height:
 10' 6"
 Zoning Commission Length:
 10' 6"

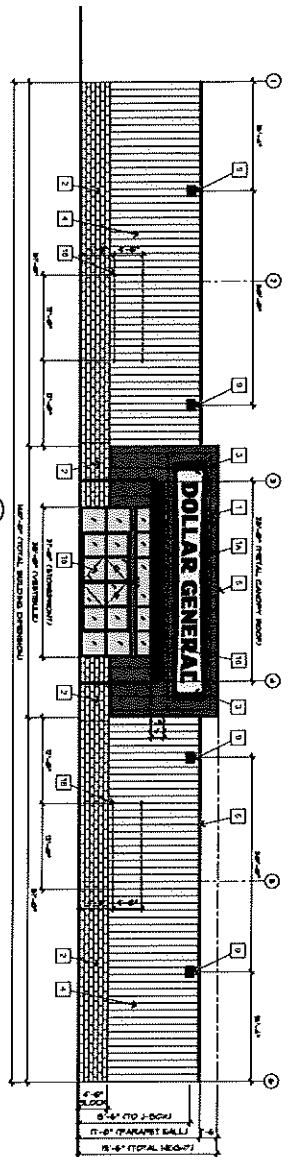
1. A recombination plan shall be submitted to development services and approved, then
 reviewed. A site plan shall be approved by the Board of Commissioners per the Billingham
 County Code of Ordinances, Chapter 14, Article II, Division 2, Section 14-26. Permits.
 2. The applicant shall obtain, and keep in good standing, an Billingham County Occu-
 pational Tax Certificate (Business license).



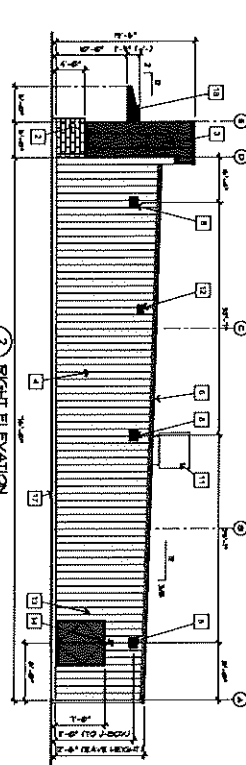
PARKING TABULATION

PARKING TYPE	NUMBER OF SPACES	REMARKS
STREET SIDE PARKING	10	10 SPACES (5' x 20' x 10' x 20')
BACK LOT PARKING	30	30 SPACES (5' x 20' x 10' x 20')
TOTAL	40	

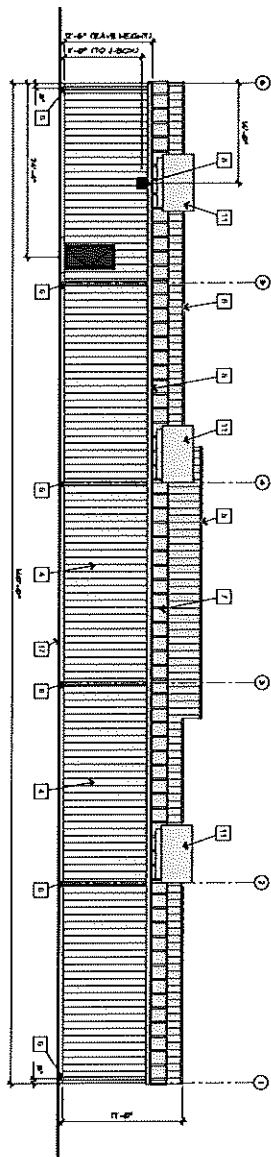




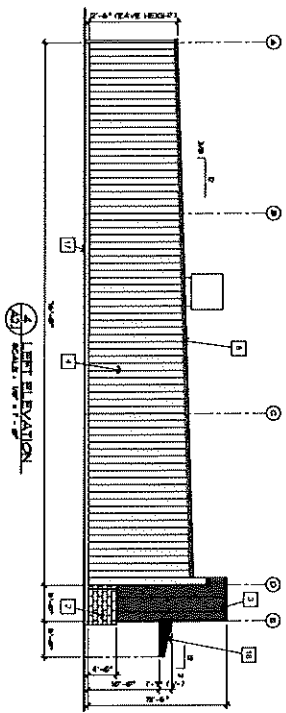
1. FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2. RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3. REAR ELEVATION
SCALE: 1/8" = 1'-0"



4. LEFT ELEVATION
SCALE: 1/8" = 1'-0"

KEYED NOTES

1. BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC).
2. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 8" CMU OR EQUIVALENT.
3. ALL EXTERIOR WALLS SHALL BE FINISHED WITH 1/2" GYPSUM BOARD OR EQUIVALENT.
4. ALL EXTERIOR WALLS SHALL BE PAINTED WITH A HIGH-QUALITY EXTERIOR PAINT.
5. ALL EXTERIOR WALLS SHALL BE MAINTAINED IN GOOD CONDITION.
6. ALL EXTERIOR WALLS SHALL BE REPAIRED OR REPLACED AS NEEDED.
7. ALL EXTERIOR WALLS SHALL BE INSULATED WITH R-15 INSULATION.
8. ALL EXTERIOR WALLS SHALL BE VENTILATED WITH 1/2" AIR SPACE.
9. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM MOISTURE.
10. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM INSECTS.
11. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM FIRE.
12. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM THEFT.
13. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM VANDALISM.
14. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM GRAFFITI.
15. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM AIR POLLUTION.
16. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM NOISE.
17. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM CLIMATE.
18. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM DISASTERS.
19. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM LIABILITY.
20. ALL EXTERIOR WALLS SHALL BE PROTECTED FROM REPUTATION.

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	8" CMU	1000	sq ft	1.50	1500.00
2	1/2" Gypsum Board	2000	sq ft	0.50	1000.00
3	Exterior Paint	100	gal	10.00	1000.00
4	Insulation	1000	sq ft	1.50	1500.00
5	Ventilation	100	sq ft	1.50	150.00
6	Moisture Protection	100	sq ft	1.50	150.00
7	Insect Protection	100	sq ft	1.50	150.00
8	Fire Protection	100	sq ft	1.50	150.00
9	Theft Protection	100	sq ft	1.50	150.00
10	Vandalism Protection	100	sq ft	1.50	150.00
11	Graffiti Protection	100	sq ft	1.50	150.00
12	Air Pollution Protection	100	sq ft	1.50	150.00
13	Noise Protection	100	sq ft	1.50	150.00
14	Climate Protection	100	sq ft	1.50	150.00
15	Disaster Protection	100	sq ft	1.50	150.00
16	Liability Protection	100	sq ft	1.50	150.00
17	Reputation Protection	100	sq ft	1.50	150.00

Craig A. Otto
ARCHITECT

1000 N. 10th St., Suite 100
Tulsa, OK 74103
918.492.1234
craig@ottoarchitect.com

Project Title: **DOLLAR GENERAL**

Location: **EXTENSION ELEVATIONS**

Scale: **1/8" = 1'-0"**

Sheet: **A2.1**

Drawn: **10/1/20**

Checked: **10/1/20**

Approved: **10/1/20**

**TOPOGRAPHIC AND
EXISTING CONDITION AERIAL**

Countryside Baptist Church, Inc.
Parcel: 375-4
Zoning: AR-2
Current Use: Church

NEASE ROAD

Kimberly A. Bean
Parcel: 375E-4
Zoning: AR-1
Current Use: Residence

Ronald O. Rahn
Parcel: 375E-23A
Zoning: AR-1
Current Use: Residence

Subject Property
Parcels 375E-5 and 375E-6
Zoning: B1
*Flood zone and wetlands are not
located on or nearby the property

Stepping Stones Child Learning
Parcel: 375E-7
Zoning: AR-1
Current Use: Daycare

NOEL C. GONAWAY ROAD

Effingham County Board of Education
Parcel: 376-17
Zoning: AR-1
Current Use: School

SURROUNDING LAND USE MAP

EFFINGHAM COUNTY
Non-Residential Site Plan Submittal Form

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Project Noel C. Conaway Dollar General

Name of Applicant/Agent Holton Brinson Phone 706-833-1324

Company Name Trotter General, LLC

Address 3510 Wheeler Road, Augusta, GA 30904

Owner of Record Destiny Bound Mgmt - A. Lee Grider Phone 912-414-4596

Address 200 Shearhouse Road, Guyton GA 31312

Engineer Civil Design Solutions Phone 706-465-0900

Address 371 Main Street, Warrenton, GA 30828

Surveyor William R. Gore Professional Land Surveyors, Inc Phone 706-738-8771

Address 1804 Central Avenue, Augusta, GA 30904

Proposed water County Proposed sewer N/A - Septic (two lots to be
Total acreage of property 1.6 Acreage to be divided _____ Number of Lots Proposed 1 combined via a
recombination plat)

Current Zoning B1 Proposed Zoning B1 Tax map - Block - Parcel No 375E-5 and 375E-6

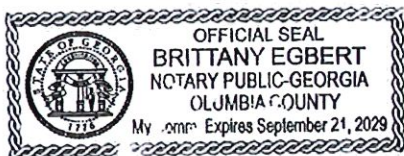
Are any variances requested? No If so, please describe: _____

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 6TH day of November, 2025

Brittany Egbert
Notary

[Signature]
Applicant
Lee Grider
Owner



EFFINGHAM COUNTY

SITE PLAN CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants of the requirements for preparing sketch plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use
(a) Project Information:	
<input checked="" type="checkbox"/>	1. Proposed name of development.
<input checked="" type="checkbox"/>	2. Names, addresses and telephone numbers of owner and applicant.
<input checked="" type="checkbox"/>	3. Name, address and telephone number of person or firm who prepared the plans.
<input checked="" type="checkbox"/>	4. Graphic scale (approximately 1"=100') and north arrow.
<input checked="" type="checkbox"/>	5. Location map (approximately 1" = 1000').
<input checked="" type="checkbox"/>	6. Date of preparation and revision dates.
<input checked="" type="checkbox"/>	7. Acreage to be subdivided.
<input checked="" type="checkbox"/>	8. A written description of proposed use of property.
(b) Existing Conditions:	
<input checked="" type="checkbox"/>	1. Location of all property lines.
<input checked="" type="checkbox"/>	2. Existing easements, covenants, reservations, and right-of-ways.
<input checked="" type="checkbox"/>	3. Buildings and structures.
<input checked="" type="checkbox"/>	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
<input checked="" type="checkbox"/>	5. Existing utilities including water, sewer, electric, wells and septic tanks.
<input checked="" type="checkbox"/>	6. Natural or man-made watercourses and bodies of water and wetlands.
<input checked="" type="checkbox"/>	7. Limits of floodplain.
<input checked="" type="checkbox"/>	8. Existing topography.
<input checked="" type="checkbox"/>	9. Current zoning district classification and land use.
<input checked="" type="checkbox"/>	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<input checked="" type="checkbox"/>	11. Zoning Classification, owners' name, and existing uses of adjacent property.
(c) Proposed Features:	
<input checked="" type="checkbox"/>	1. The building outline and maximum proposed height of all buildings.
<input checked="" type="checkbox"/>	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
<input checked="" type="checkbox"/>	3. Proposed zoning and land use.
<input checked="" type="checkbox"/>	4. Existing buildings and structures to remain or be removed.
<input checked="" type="checkbox"/>	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.

<input checked="" type="checkbox"/>	6. Proposed retention/detention facilities and storm-water master plan.
<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.
<input checked="" type="checkbox"/>	9. Undisturbed or Vegetated buffers according to Section 3.4 – Buffers of the Effingham County Zoning Ordinance.
<input checked="" type="checkbox"/>	10. Conditions from the approved Zoning Map Amendment

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 6TH day of November, 2025

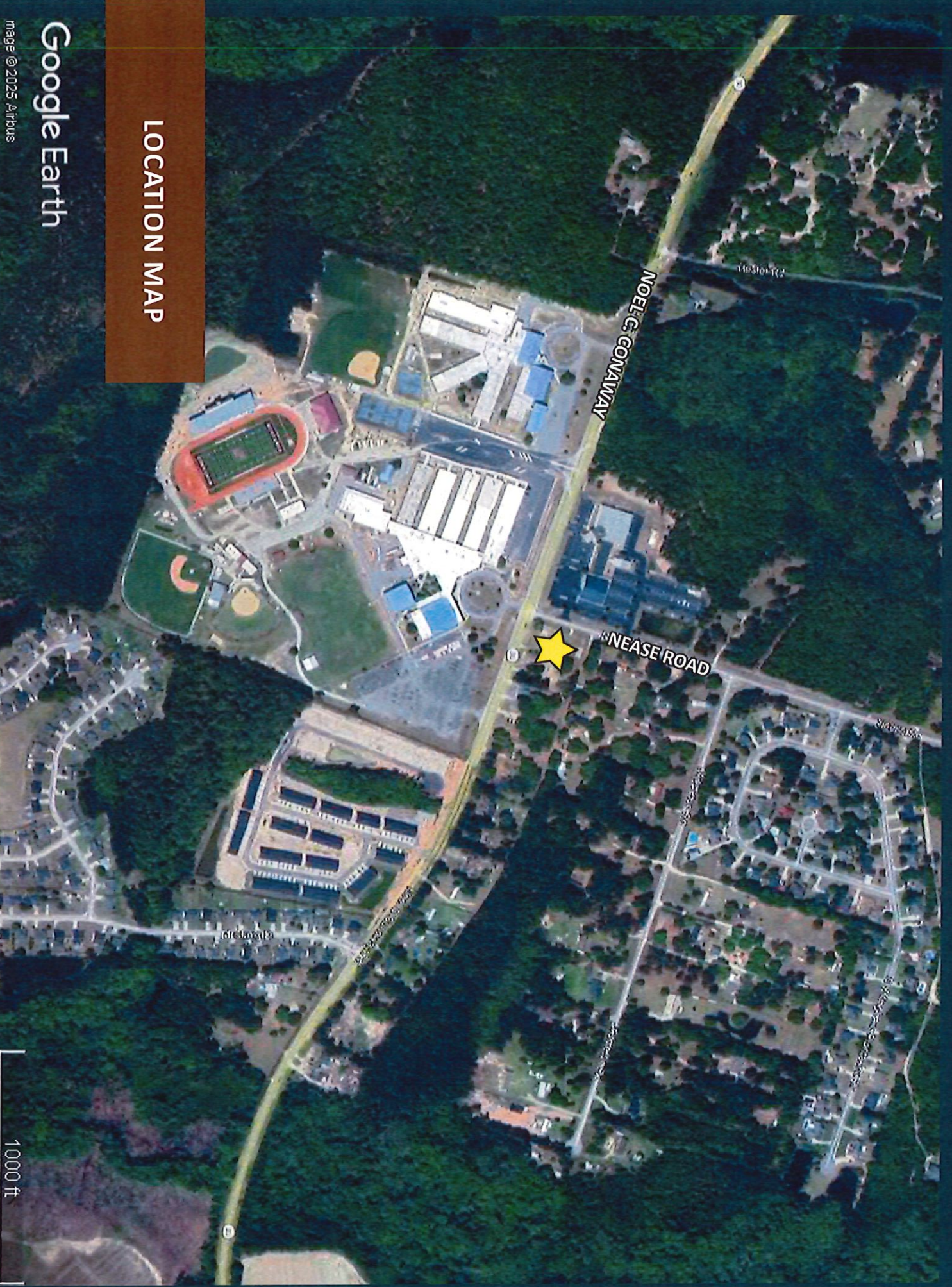
Brittany Egbert
Notary

[Signature]
Applicant

[Signature]
Owner



LOCATION MAP



1000 ft