

Staff Report

Subject: Final Plat Approval (First District)
Author: Chelsie Fernald, Planner II
Department: Development Services
Meeting Date: September 19, 2023
Item Description: Mark Glisson, for BGN Investments, LLC, requests approval of the final plat and infrastructure agreement for Covered Bridge Phase 3. Map #352 Parcel# 37

Summary Recommendation

Staff has reviewed the plat, and inspected the roads and drainage infrastructure identified in the warranty deed, and recommend approval.

Executive Summary/Background

- BGN Investments, LLC contractors have built roads and drainage infrastructure for phase 3 of Covered Bridge in order to sell the 44 lots in this R-1 subdivision.
- Water & Sewer service will be provided by Effingham County.
- EOM inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county and they recommend approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order, and consistent with zoning, plans, and plats previously approved.
- The bond recommendation has been reviewed and approved by EOM. \$25,464.80 is 10% of the total cost of construction for this phase.
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Covered Bridge Phase 3, and accept the roads and drainage infrastructure identified in the warranty deed.
2. **Take no action**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments:

1. Final Plat for Covered Bridge Ph. 3
2. Final Plat Submittal Form & Checklist
3. Warrant Deed
4. Bond
5. Infrastructure Agreement