

Staff Report

Subject: Final Plat (First District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: June 17, 2025

Item Description: **MLRE Land Partners Company, Inc.** requests approval of a **Final Plat** for Pine Grove Phase 1. Located on Noel C. Conaway Road, zoned **R-3**. **[Map# 376 Parcel# 16]**

Summary Recommendation

Staff have reviewed the final plat, and inspected the roads, water, sewer, and stormwater infrastructure identified in the warranty deed, and recommend approval.

Executive Summary/Background

- Pine Grove Phase 1 consists of 141 lots. The final plat must be approved, and the Board of Commissioners must accept the roads, water, sewer, and stormwater infrastructure.
- Effingham County will provide water and Sewer.
- A bond recommendation of \$198,758.00 is 10% of the total paving and concrete, sewer, water, and stormwater infrastructure cost.
- Effingham County GIS has reviewed the final plat.
- The County Attorney has reviewed the deed and the infrastructure agreement.

Alternatives

1. **Approve** the **Final Plat** for Pine Grove Phase 1, and accept the roads, water, sewer, and stormwater infrastructure identified in the warranty deed.
2. **Take no action.**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, GIS, County Engineer, County Attorney

FUNDING: N/A

Attachments: 1. Final Plat Application 2. Final Plat