

## Staff Report

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

**Item Description:** **Jared O’Sako – DR Horton, Inc.** requests approval of a **Final Plat** for Palm Ridge Phase 1. Located on Zittrouer Road, zoned **R-6. [Map# 352 Parcel# 79]**

### Summary Recommendation

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

### Executive Summary/Background

- In order to sell the 51 lots of Phase 1 for home construction, the final plat must be approved, and the Board of Commissioners must accept the roads, water, reuse, sewer, and stormwater infrastructure.
- Effingham County will provide water and Sewer.
- The County Engineer has reviewed the bond recommendation and approved the bond for \$190,191.17, which is 10% of the total cost of water, reuse, sewer, and stormwater infrastructure and paving in Phase 1.
- An Infrastructure Completion Bond for \$715,500.00, which is 150% of the total cost of the Lift Station, has been reviewed and approved by the County Engineer.
- Effingham County GIS has reviewed the final plat, and a final inspection was completed on June 2, 2025.
- The County Attorney has reviewed the deed and the infrastructure agreement as to form.

### Alternatives

**1. Approve the Final Plat** for Palm Ridge Phase 1, and accept the roads, water, reuse, sewer, and stormwater infrastructure identified in the warranty deed.

**2. Take no action.**

**Recommended Alternative: 1**

**Other Alternatives: 2**

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

**FUNDING:** N/A

**Attachments:** 1. Final Plat Application      2. Final Plat Checklist      3. Final Plat