

Staff Report

Subject: Final Plat (Second District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: August 5, 2025

Item Description: **Richard Flanders – New Horizon Development Company** requests approval of a **Final Plat** for Buckingham Phase 2C. Located on Noel C Conaway Road, zoned **PD**. **[Map# 375 Parcel# 51]**

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 62 lots of Phase 2C 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.
- Staff reviewed the final plat and checklist. All documents are in order and consistent with zoning, plans, and plats approved previously.
- The County Engineer has reviewed the bond recommendation and approved the bond for \$79,185.00, which is 10% of the total cost of pavement, storm drainage system, water distribution system, and sanitary sewer system.
- Effingham County GIS has reviewed the final plat and approved of all street names.
- A final inspection was completed on July 18, 2025.
- The County Attorney has reviewed the deed and the infrastructure agreement as to form.

Alternatives

1. Approve the **Final Plat** for Buckingham Phase 2C, 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
	4. Warranty Deed	5. Bond Recommendation	6. Infrastructure Agreement