

## Staff Report

**Subject:** Final Plat and Warranty Deed (Fifth District)  
**Author:** Pamela Melser, Director of Development Services  
**Department:** Development Services  
**Meeting Date:** 3/17/2026

**Item Description:** **Justin Rosenblum as agent for Baker Hill Partners LLC** requests approval of a **Final Plat and Warranty Deed** for Baker Hill Townhomes, a townhome subdivision, zoned R-3. Located at the intersection of May Road and Old Augusta Road [Map# 476 Parcel# 78].

### Summary Recommendation

Baker Hill Partners LLC requests the approval of a Final Plat and Warranty Deed for Baker Hill Townhomes, a townhome subdivision with 150 lots.

### Executive Summary/Background

- Subdivision is located at the intersection of May Road and Old Augusta Road.
- The subdivision has Effingham County water and sewer utilities.
- The subdivision roads are dedicated to the county.
- This is a R-3 zoning district.
- Monuments have been installed in the ground accordingly.

### Alternatives

1. Approve the **Final Plat** and **Warranty Deed** for Baker Hill Townhomes.
2. Deny the **Final Plat** and **Warranty Deed** for Baker Hill Townhomes.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services, Engineering, County Attorney **Funding:** N/A

**Attachments:** 1. Final Plat 2. Final Plat Checklist  
3. Warranty Deed