

## Staff Report

**Subject:** Development Agreement with Georgia Precision Builders, LLC for Blue Jay Townhomes Water & Sewer Service

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**Department:** Engineering

**Meeting Date:** April 7th, 2026

**Item Description:** Consideration to approve a Development Agreement with Georgia Precision Builders, LLC for Blue Jay Townhomes Water & Sewer Service

**Summary Recommendation:** Staff recommends approval of the Development Agreement with Georgia Precision Builders, LLC for the Blue Jay Townhomes project.

### **Executive Summary / Background:**

Georgia Precision Builders, LLC (the “Developer”) is proposing the Blue Jay Townhomes project, a 50-unit townhome subdivision on approximately 9.28 acres in Effingham County.

To support the development, the Developer has requested County water and sanitary sewer services, and this agreement outlines the responsibilities of both parties.

The Developer will design and construct all required on-site and off-site water and sewer infrastructure at no cost to the County, while the County will ensure capacity at the connection point and assume ownership and maintenance of infrastructure within public easements once completed and approved.

The Developer will pay all applicable service recovery and connection fees in accordance with County Ordinances. The agreement has an initial two-year term with automatic one-year renewals unless terminated by either party.

### **Alternatives for Commission to Consider:**

1. Approve the Development Agreement with Georgia Precision Builders, LLC.
2. Do not approve the Development Agreement.
3. Provide staff with direction.

**Recommended Alternative:** 1

**Other Alternatives:** 2, 3

**Department Review:** Engineering

**Funding Source:** N/A

**Attachments:** Development Agreement; Exhibit A – Water & Sewer Plans