

## Staff Report

**Subject:** Final Plat Approval and Warranty (First District)  
**Author:** Pamela Melser, Director of Development Services  
**Department:** Development Services  
**Meeting Date:** 2/17/2026  
**Item Description:** **EMC as agent for Robert Demarco** requests **approval** of a **Final Plat and Warranty Deed** for Townes of Windfield, a townhome subdivision, zoned PD. Located on Conaway Road **[Map# 352F Parcel# 1H & 1J]**.

### Summary Recommendation

EMC requests the approval of a Final Plat and Warranty Deed for Townes of Windfield a townhome subdivision with 34 lots.

### Executive Summary/Background

- Subdivision is located on Conaway Road near the intersection of Hwy 30.
- The subdivision has Effingham County water, sewer, and reuse utilities.
- The subdivision road is dedicated to the county.
- This is an PD zoning district.
- Monuments are in the ground accordingly.

### Alternatives

1. **Approve** the **Final Plat** and **Warranty Deed** for Townes of Windfield.
2. **Deny** the **Final Plat** and **Warranty Deed** for Townes of Windfield.

**Recommended Alternative:** 1

**Other Alternatives:** 2

**Department Review:** Development Services **Funding:** N/A

**Attachments:** 1. Final Plat 2. Final Plat Checklist  
3. Application for Transfer of Infrastructure to the County and Warranty Deed