

Staff Report

Subject: Final Plat and Warranty Deed (Second District)
Author: Pamela Melser, Director of Development Services
Department: Development Services
Meeting Date: 08/04/2026

Item Description: Aaron Egger as agent for Ernest Communities, LLC requests approval of a **Final Plat and Warranty Deed** for New Haven Subdivision – Phase 3, zoned PD. Located at the intersection of Bellevue Boulevard and Hodgeville Road **[Map# 416 Parcel# 20F]**.

Summary Recommendation

Ernest Communities, LLC requests the approval of a Final Plat and Warranty Deed for New Haven Subdivision – Phase 3 with 50 lots.

Executive Summary/Background

- Subdivision is located at the intersection of Bellevue Boulevard and Hodgeville Road.
- The subdivision has Effingham County water and sewer utilities.
- The subdivision roads are dedicated to the county.
- This is a PD zoning district.
- Monuments have been installed in the ground accordingly.

Alternatives

1. **Approve** the **Final Plat** and **Warranty Deed** for New Haven Subdivision – Phase 3.
2. **Deny** the **Final Plat** and **W Deed** for New Haven Subdivision – Phase 3.

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