

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: **Stephan Jean as agent for HIC Westgate** requests **approval** of a **Final Plat and Warranty Deed** for West Gate Subdivision – Phase IA, zoned PD. Located at the intersection of Earl Lain Road and Hodgeville Road [**Map# 435 Parcel# 21, 21B and Map# 436 Parcel# 3**].

Summary Recommendation

HIC Westgate requests the approval of a Final Plat and Warranty Deed for West Gate Subdivision – Phase IA with 100 lots.

Executive Summary/Background

- Subdivision is located at the intersection of Earl Lain Road and Hodgeville Road.
- The subdivision has Effingham County water and sewer utilities as well as a pump station.
- 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 West Gate Subdivision – Phase IA.
- 2. Deny** the **Final Plat** and **W Deed** for West Gate Subdivision – Phase IA.

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