

Staff Report

Subject: Development Agreement for Water and Sanitary Sewer Facilities – Hinely Tract

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Department: Procurement, Engineering

Meeting Date: January 20, 2026

Item Description: Consideration to approve a Development Agreement between Effingham County and Greenland Developers, LLC for the construction and provision of water and sewer infrastructure to serve the Hinely Tract Subdivision located on Sandhill Road.

Summary Recommendation: Staff recommends approval of the Development Agreement and associated exhibits to establish infrastructure responsibilities and service commitments for the Hinely Tract Subdivision.

Executive Summary / Background:

The Hinely Tract Subdivision is a proposed residential development consisting of approximately 247.20 acres in unincorporated Effingham County. The property is currently zoned Planned Development – Residential (PD-R) and is not served by existing County water or sewer infrastructure.

This Development Agreement outlines a public-private partnership whereby:

- The Developer will design, construct, and install the on-site water and sewer facilities, including a local lift station and internal distribution systems.
- The County will design, construct, and install off-site water and sewer infrastructure, including:
 - A regional lift station on County-acquired property.
 - Approximately 18,000 linear feet of sewer force main.
 - A new water well system to serve the subdivision and other public needs.

The Developer has requested a reservation of 600 Equivalent Residential Units (ERUs), sufficient to serve 568 proposed residential lots, with additional ERUs allocated for future public use on the “Public Use Property” to be donated to the County.

Per the Will Serve Letter dated August 5, 2025, the County has capacity and is agreeable to provide water and sewer service to the site, contingent upon execution of this agreement.

Alternatives for Commission to Consider:

1. Approve the Development Agreement and all attached exhibits.
2. Deny the agreement and provide staff with guidance.
3. Request revisions to the agreement prior to reconsideration.

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Legal, Engineering, County Manager and Procurement

Funding Source: Capital Improvement Funds

Attachments: Development Agreement, Exhibits A-E