

Staff Report

Subject: Final Plat Approval (Second District)
Author: Samantha Easton
Department: Development Services
Meeting Date: January 16, 2024
Item Description: DR Horton – Clay Cramer, requests approval of the final plat and infrastructure agreement for Longleaf Village Phase I. Map #451 Parcel# 22A

Summary Recommendation

Staff has reviewed the plat, and inspected the roads and drainage infrastructure identified in the warranty deed, and recommends Alternative 1.

Executive Summary/Background

- D.R. Horton contractors have built roads and drainage infrastructure for Phase I of Longleaf Village in order to sell the 51 lots in this R-6 subdivision.
- Water & Sewer service will be provided by Effingham County.
- EOM inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county, and they recommend approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order, besides some changes needed on Final Plat and Road Name Changes on the Deed.
- GIS and E-911 denied the following Road Names:
 - Ponderosa Loop *should be Ponderosa Circle*
- EOM has reviewed the bond recommendation and is recommending approval.
- Development Services has received a Maintenance Bond for \$136,356.05
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement with changes.
- Staff has been in communication with the applicant to receive the corrected Warranty Deed and Plat.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Longleaf Village Phase I, and accept the roads and drainage infrastructure identified in the warranty deed with the following conditions:
 - a. The applicant submits a corrected Final Plat and Deed.

2. Take no action

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments:

1. Final Plat for Longleaf Village Phase I
2. Final Plat Submittal Form & Checklist
3. Deed
4. Maintenance Bond