

Staff Report

Subject: Final Plat Approval (Second District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: January 6, 2026
Item Description: Stanley Martin Homes – Roger Hunt requests approval of the final plat, warranty deed, and infrastructure agreement for Brunson Station Phase 1A. Map #418 Parcel# 2E

Summary Recommendation

Staff have reviewed the plat and inspected the roads, pump station, water, sewer, reuse utilities, and easements identified in the warranty deed, and recommends approval.

Executive Summary/Background

- At the October 21, 2025, Board of Commissioners meeting, the Final Plat for Phase 1 of Brunson Station was approved.
- Stanley Martin Homes & EMC Engineering contractors have built roads and drainage infrastructure for Phase 1A of Brunson Station to sell 54 lots in this PD subdivision.
- Effingham County will provide water & Sewer services.
- The County Engineer inspected all roads, right-of-ways, and drainage infrastructure that are being dedicated to the county and recommended approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order and consistent with the previously approved zoning, plans, and plats.
- The bond recommendation has been reviewed and approved by the County Engineer. \$205,049.07 represents 10% of the total construction cost for this phase.
- The County Attorney has reviewed and approved the warranty deed and infrastructure agreement.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Brunson Station Phase 1, and accept the roads, pump station, water, sewer, reuse utilities, and easements identified in the warranty 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 Brunson Station Ph. 1
2. Final Plat Submittal Form & Checklist
3. Warrant Deed
4. Bond
5. Infrastructure Agreement