

Staff Report

Subject: New Haven Phase 2 Warranty Deed Approval (Second District)
Author: Pamela Melser, Director Development Services
Department: Development Services
Meeting Date: July 21, 2026
Item Description: Consideration to approve the dedication and warranty deed for the roads, water, sewer, and drainage of New Haven Ph. 2 to Effingham County.

Summary Recommendation

Staff has reviewed the warranty deed and recommends approval.

Executive Summary/Background

- The roads, water, sewer, and drainage for New Haven Phase 1 were accepted by the Board of Commissioners in February of 2022.
- The Board of Commissioners approved the New Haven Phase 2 plat at the March 5, 2024, meeting.
- The warranty deed was heard on December 16th, 2025 and postponed.
- The warranty deed was then heard on January 6th, 2026 and postponed.
- The warranty deed was then heard on January 20th, 2026 and withdrawn.
- The warranty deed includes streets, water, sewer, and drainage for New Haven Phase 2.
- The County Engineer has inspected the roads, water, sewer, and drainage and recommends approval.
- The County Attorney has reviewed the warranty deed.

Options/Alternatives for the Commission to Consider

1. **Approve** the dedication and warranty deed for New Haven Phase 2
2. **Deny** the dedication and warranty deed for New Haven Phase 2
3. **Postpone** the dedication and warranty deed for New Haven Phase 2

Recommended Alternative: 1

Other Alternatives: 2, 3

Department Review: Development Services, County Attorney, County Engineer

Funding: N/A

Attachments: New Haven Phase 2 Warranty Deed