

Staff Report

Subject: Final Plat, Warranty Deed, and Infrastructure Agreement (Third District)

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Department: Development Services

Meeting Date: 09/15/2026

Item Description: Ashley Flagella-White as agent for Clayton Properties of Georgia, Inc. requests approval of a **Final Plat and Warranty Deed** for Lonadine – Phase 4, zoned R-6. Located at the intersection of Travelers Drive and GA Highway 119 South **[Map# 344 Parcel# 26A]**.

Summary Recommendation:

Clayton Properties of Georgia Inc. requests **approval** of a Final Plat and Warranty Deed for Lonadine – Phase 4 with 33 lots.

Executive Summary/Background:

- Subdivision is located at the intersection of Travelers Drive and GA Highway 119 South.
- The subdivision is served by City of Springfield water and sewer utilities.
- The subdivision roads are dedicated to the county.
- This is a R-6 zoning district.
- Monuments have been installed in the ground accordingly.

Alternatives

1. Approve the **Final Plat** and **Warranty Deed** for Lonadine – Phase 4.

2. Deny the **Final Plat** and **Warranty Deed** for Lonadine – Phase 4.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, Engineering, County Attorney **Funding:** N/A

Attachments:

1. Final Plat
2. Warranty Deed
3. Infrastructure Agreement
4. Final Plat Checklist - Reference
5. EOM Engineering Acceptance Letter - Reference
6. Water/Sewer Agreement - Reference
7. Utility Easement Agreement - Reference