

## Staff Report

**Subject:** Final Plat Approval (Third District)  
**Author:** Chelsie Fernald, Planner  
**Department:** Development Services  
**Meeting Date:** March 7, 2023  
**Item Description:** Consideration to approve a Final Plat, Warranty Deed, and Infrastructure Agreement submitted by Justin Palmer, of Coleman Company, Inc., for Lonadine (Webb Tract) ph 1, which consists of 54 lots. Located on Hwy 119. Map# 344 Parcel# 26A

### Summary Recommendation:

Staff have reviewed the final plat, and inspected the roads and stormwater infrastructure identified in the warranty deed, and recommend approval.

### Executive Summary/Background:

- Contractors for Mungo Homes of Georgia have built roads and stormwater infrastructure for phase 1. In order to sell the 54 lots of phase 1 for home construction, the final plat must be approved, and the roads and stormwater infrastructure accepted by the Board of Commissioners.
- Water and sewer is provided by the City of Springfield. An infrastructure agreement confirming Springfield's ownership of the water and sewer infrastructure that is located in the right of way is included in this final plat approval. The Springfield City Manager has verified that staff will be recommending acceptance of the water and sewer infrastructure.
- EOM inspected the right of way and stormwater infrastructure of phase 1, and recommend approval.
- Development Services staff reviewed the final plat and checklist. All documents are in order, and consistent with zoning, plans, and plats approved previously.
- EOM reviewed the bond recommendation, and approved the bond for \$93,611.13, which is 10% of the total cost of drainage, concrete work, and paving in phase 1. The applicant has submitted a water-sewer infrastructure bond to the City of Springfield.
- The County Attorney reviewed and approved the warranty deed and infrastructure agreement. The utility easement agreement is between the developer and the city, and is referenced in the Warranty Deed.

### Alternatives for Commission to Consider

- 1 - Approve the final plat, warranty deed, and infrastructure agreement for Lonadine (Webb Tract) ph. 1, and accept the roads and stormwater infrastructure identified in the warranty deed.  
2 – Take no action

**Recommended Alternative:** Alternative 1

**Other Alternatives:** N/A

**Department Review:** Development Services; EOM; County Attorney

**Funding Source:** No new funding requested.

### Attachments:

1. Final Plat Submittal Form & Checklist
2. Final Plat for Lonadine (Webb Tract) ph 1
3. Warranty Deed
4. Bond
5. Infrastructure Agreement