Staff Report

Subject: Final Plat Approval (Second District)
Author: Chelsie Fernald, Planning Manager
Department: Development Services
Meeting Date: October 21, 2025
Item Description: Stanley Martin Homes – Charles Hamilton requests approval of the final plat, warranty deed, and infrastructure agreement for Brunson Station Phase 1. 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
- Stanley Martin Homes & EMC Engineering contractors have built roads and drainage infrastructure for phase 1 of Brunson Station to sell 155 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 is being dedicated to the county and recommended approval.
- The development agreement between the developer and Effingham County says that the county will cooperate with the developer to facilitate safe access to the site.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order and consistent with zoning, plans, and plats previously approved.
- The bond recommendation has been reviewed and approved by the County Engineer. $601,901.64 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