

## Staff Report

**Subject:** Final Plat Approval  
**Author:** Steve Candler  
**Department:** Development Services  
**Meeting Date:** May 6, 2025  
**Item Description:** Ramsey Landing Phase 3A

### Summary Recommendation

Coleman and Company request the approval of a final plat for Ramsey Landing 3A subdivision with 52 lots.

### Executive Summary/Background

- The subdivision is a phased major subdivision by definition.
  - The subdivision has the City of Springfield water and sewer utilities. Note 5 states that the utilities are Effingham County, this is incorrect. The plat cannot be recorded until the change is made.
  - The subdivision roads are not dedicated to the county. A change to note 13 needs to be clear they are not county roads.
  - Lot number 3048 and Lot number 3043 do not meet the 12,000 sq. ft. minimum for an R-1 subdivision. A variance to the R-1 standards would be required.
  - The permanent monuments required by Georgia Rules and Regulations do not exist for any of the lots in Phase 3A. The applicant submitted a letter asking for a temporary reprieve from this requirement. Staff had several Ramsey Phase 2 homeowners require variances because the final lot lines did not match the final subdivision plat. Not recording the final plat until the permanent monuments are in the ground is a solution to the variances and protects the public in the land purchase transaction.
- Staff does not recommend approval of the final plat of Ramsey Phase 3A.

### Alternatives

1. **Approve** the final subdivision plat for Ramsey Landing Phase 3A.
2. **Deny** the final plat for Ramsey Landing Phase 3A.

**Recommended Alternative: 2**

**Other Alternatives: 1**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Final Plat for Ramsey Landing Phase 3A  
2. Georgia Rule 180-7-.05