



## MEMORANDUM

**Date:** March 20, 2025

**To:** Luke Winchester, Chairman  
and Planning Commission

**From:** Jon Baughman, City Planner  
Jill Johnson, Planner I

**Re:** Nichols Vale Ph. 9 Sec. 1  
Final Plat  
Map - 053  
Parcel(s) – 88.00

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**Request:** Dewey Engineering on behalf of their client, Capitol Homes, is requesting final plat approval for phase 9, section 1 in the Nichols Vale subdivision, located in district 1.

**Analysis:** A final master development plan modification, including this phase, was approved at the November 2024 Planning Commission meeting. This phase consists of one lot, one open space, the abandonment of a lot line and dedication of easements and right-of-way.

This is for a single lot only, and is deemed as a critical lot, to include critical façade treatment as well. Although there is no direct connection to the Nichols Vale subdivision, as ingress/egress is obtained via Young Drive and Faulkner Lane, this lot will still be under the auspice of the Nichols Vale HOA. Right-of-way dedication along Faulkner Lane is proposed with this plat in the amount of 2,163sf.

**Summary:** This final plat is for one single family residential lot and right-of-way dedication. Outstanding items are minor in nature and may be addressed via the conditions below.

**Recommendation:** Staff recommends approval of the final plat for Nichols Vale, phase 9, sec. 1, subject to the conditions of approval below:

**Planning and Zoning:**

1. All signatures must be obtained prior to the recording of the plat.
2. Identify the zoning of adjacent County parcels to include the specific zoning classification.
3. All conditions of the preliminary master development plan approval shall apply.
4. Provide an address prior to recording of the plat.
5. Add “landscape buffers” to note # 14.

**Public Works:**

1. The existing shared driveway serving Phase 9.1 unit shall be widened to at least 18'. Access to the other lots on the driveway must be maintained at all times.

2. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Code.
3. Contact Utilities Director Tim Forkum to coordinate supplemental grinder pump delivery and public sewer connection.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

2. An on-site visit has not been conducted at this time to verify the location of the water lines and related appurtenances.