



MEMORANDUM

Date: March 20, 2025

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms
FMDP Amendment

Request: Ragan Smith, on behalf of Goodall Homes, requests modification of a final master development plan condition associated with Bradshaw Farms in District 1.

Summary: A condition of preliminary master development plan approval was that a 6' wide sidewalk be constructed through Woodbridge Glen, between Woodvale Drive and Golden Bear Gateway with a connection to the Cedar Creek greenway. The timing was determined to be established via the final master development plan which required completion by 8/1/2022 or building permits would be withheld. This deadline was not met and the final master development condition was amended to 12/31/2024, or subsequent building permits will be withheld. The deadline was not met and building permits have been withheld.

Work has progressed on the sidewalk project, flat work is completed and a bridge has been constructed but still needs to be installed. Due to a conflict with a West Wilson Utility District utility line, the delays this has caused, the applicant is requesting an extension on the sidewalk completion to 5/30/2025.

Recommendation: Staff recommends approval of the modification of the final master development plan for Bradshaw Farms, subject to any conditions below:

Planning and Zoning:

1. No comments

Public Works:

1. The Engineer shall sign the plans.

Wilson County Schools:

1. No comments provided.

West Wilson Utility District:

1. WWUD waiting on revised plans per meeting held on 03/10/25.