



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: McFarland Farms Ph 1C
Final Plat
Map - 077
Parcel(s) – 023.00

Request: Barge Design Group seeks final plat approval for McFarland Farms Phase 1C located off Old Lebanon Dirt Road in District 3.

History: This plat includes two lots in the McFarland Farms mixed use PUD, established via ordinance 2023-14.

Analysis: The property is zoned CTC with a PUD overlay and includes approximately 13.59 acres total area over two lots, inclusive of right-of-way. Lot 1 is 10.46 acres and lot 2 is 2.88 acres. The plat includes a 25' wide private access easement and various utility easements. Building setbacks are not clearly identified and shall be 30' front, 10' side and 20' rear. Frontages along right-of-way shall be treated with a front setback. The plat includes public right-of-way dedication of approximately 0.26 acres.

Summary: The applicant has addressed most of the comments received from staff via preliminary reviews. Anything outstanding is minor in nature and found in the conditions of approval below and may be addresses before recording the plat.

Recommendation: Staff recommends approval of the final plat for McFarland Farms Phase 1C, subject to the conditions of approval below.

Planning and Zoning:

1. All conditions of ordinance 2023-14 shall be adhered to.
2. Identify the zoning of adjacent parcels before recording.
3. Correct the building setback lines and clearly label the width on the plat before recording.
4. Add a note that all landscape buffers shall be located in open space and maintained by the management company.

Engineering:

1. General Note: 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.
2. Add following note: "Cross access easements between Lots 1 & 2 to be recorded by instrument & referenced on the plat." The draft instrument shall be submitted to Engineering and reviewed by the City Attorney at the signing of the final plat.
3. Public sewer shall be installed and letters of credit posted before the final plat is recorded.
4. Erosion control permit will not be issued until the final plat is recorded.
5. Indicate who will maintain PUDEs outside of the public ROW.

WWUD:

1. No comments provided at the time report was submitted to Planning.

Wilson County Schools:

1. No Comments Received.