



MEMORANDUM

Date: January 15, 2026

To: Luke Winchester, Chairman
and Planning Commission

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

Re: Bradshaw Farms, Ph. 3A
Final Plat
Map - 072
Parcel – 043.07

Request: Ragan Smith, on behalf of the owner and developer, requests a final plat approval for Phase 3A of the Bradshaw Farms residential PUD in district 3, consisting of 62 single family lots, 4 open spaces, public and private right-of-way.

Analysis: Bradshaw Farms is located east of Jackson Hills; the communities connect via Vanner Road. The PUD was established in 2022 (via ord. 2022-37). The zoning is RS-15 PUD. Phase 3A consists of 62 single family lots (of 533 total for the PUD), 4 open space lots, along with public and private right-of-way. The total area being platted in this phase is 23.26 acres; 8.78 acres of open space, 0.53 acres of private R-O-W, 3.58 acres of public R-O-W, and 10.37 acres in residential lots. The lots included in this phase are 357-384, 457-482, and 539-546. This also includes lots 25-28 for open space.

Setbacks are consistent with previous approvals, with 20' front, 6' side, and 20' rear for the 44' wide carriage and 54' wide vintage lots, and 75' vintage lots. Six-foot-wide sidewalk is shown on both sides of the streets. The critical lots have been identified. Addresses have been provided and driveway locations are shown.

Summary: The remaining issues are minor in nature, and any outstanding items are addressed in the conditions of approval below.

Recommendation: Staff recommends approval of the final plat for Bradshaw Farms Phase 3A, subject to the following conditions:

Planning & Zoning:

1. All conditions of Ordinance 2022-37 shall be adhered to.
2. Building permits shall not be obtained until the final plat has been formally recorded.

Engineering:

1. Ensure all plat certificates match verbiage from the Land Development Code. The signing of the final plat can be delayed, and the final plat returned to applicant for revision if verbiage does not match the Land Development Code.
2. Ensure phasing plan is current with Planning and submit a copy of the phasing plan to Engineering.

WWUD:

1. No comments received. Consult with WWUD.

Wilson County Schools:

1. No Comments Received.